

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday December 10, 2018

CASE NUMBER: C15-2018-0051

<input type="checkbox"/> Y	Brooke Bailey
<input type="checkbox"/> Y	William Burkhardt
<input type="checkbox"/> Y	Christopher Covo
<input type="checkbox"/> Y	Eric Golf
<input type="checkbox"/> Y	Melissa Hawthorne
<input type="checkbox"/> Y	Bryan King
<input type="checkbox"/> Y	Don Leighton-Burwell
<input type="checkbox"/> -	Rahm McDaniel OUT
<input type="checkbox"/> Y	Martha Gonzalez (Alternate)
<input type="checkbox"/> Y	Veronica Rivera
<input type="checkbox"/> Y	James Valdez
<input type="checkbox"/> Y	Michael Von Ohlen
<input type="checkbox"/> -	Kelly Blume (Alternate) OUT
<input type="checkbox"/> -	Ada Corral (Alternate)

APPLICANT: Terry, Roth

OWNER: John Savage, Mount Bonnell Shores Colorado

ADDRESS: 4704 COLORADO XING

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the dock length 30 feet (required) to 39.4 feet (requested, existing) in order to reconstruct a neighborhood association day boat and swim dock in an "LA" Lake Austin Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Michael Von Ohlen second on an 11-0 vote; **GRANTED.**

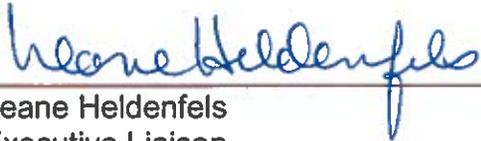
EXPIRATOIN DATE: December 10, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: most swim docks are in deeper water because of the unique features, moving the dock closer to shore are required w/o variance reduces the water depth by almost 40% to less than 20'.2
2. (a) The hardship for which the variance is requested is unique to the property in that: has a physical hardship as a natural shoreline is physically different to other along shoreline

(b) The hardship is not general to the area in which the property is located because: property topography is unique in that the shoreline has an indentation that curves away from the main navigation channel

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the new dock will be in the same location as the existing dock



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

COURTNEY MOGONYE-MCWHORTER
[REDACTED]
(512) 615-6652

December 20, 2018

Board of Adjustments
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Ms. Leane Heldenfels
Development Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

via email: leane.heldenfels@austintexas.gov

Re: Request for Reconsideration on Variance for 4704 Colorado Crossing (Mount Bonnell Shores/Colorado Crossing Homeowner's Association) – C15-2018-0051

Dear Ms. Heldenfels and Members of the Board of Adjustments:

The undersigned's firm represents Ms. Laurée Moffett, the current owner of 5201 and 5203 Tortuga Trail. Ms. Moffett is the immediate downstream neighbor of Mount Bonnell Shores/Colorado Crossing Homeowner's Association's Swim Deck.

At this time we are requesting reconsideration on the variance granted for 4704 Colorado Crossing on the grounds that the Board was not provided with all of the evidence in deciding this case, that proper notice was not delivered to Ms. Moffett, and that the Board erred in granting this variance request.

Enclosed herein as attachment number 1, please find a copy of my October 30, 2018 letter to Ms. Heldenfels which details Ms. Moffett's objections to the variance request. This letter was not delivered to the Board. Additionally, the October 30th letter requested that notice of any application (that had not yet been filed) and notice of hearing be delivered to me. Ms. Moffett purchased 5201 and 5203 Tortuga Trail in August of 2018 and her mailing information was not yet in TCAD. The property is currently undergoing renovations and no one is living at the residence. The notice was sent to the prior owner who was out of the country during that time.

In further support of our reconsideration request, enclosed herein as attachment number 2, are various pictures from surveillance cameras around the property. As stated in my October 30th letter, Ms. Moffett has been verbally accosted by persons utilizing the swim deck, and she and two contractors smelled marijuana coming from the Association's park located just above

Letter to Ms. Heldenfels and Members of the Board of Adjustments

December 20, 2018

Page 2

the swim deck. Recently Ms. Moffett's surveillance cameras caught rocks being thrown from the HOA's property towards her house and into her swimming pool. We also have reason to believe that the dead birds that were placed approximately 10 feet apart on Ms. Moffett's driveway were placed by members of the HOA. A police report has been filed in connection with these criminal trespasses. Furthermore, this past summer while Ms. Moffett was touring the property a neighbor came over from the swim deck to the fence and verbally accosted both Ms. Moffett and Mr. Turner (the prior owner).

We have reached out to Colorado Crossing HOA regarding these matters and the HOA has failed to respond to them.

At this time we are requesting that you deny the variance as requested, and instead, allow the HOA to relocate the congregation area upstream as shown on attachment number 3. Ms. Moffett and I have presented this idea to the HOA and their engineer, but we have not received a response. Ms. Moffett has agreed to bear the cost of relocating this area. The relocation of the congregating area is both a reasonable and relatable request, and it would also create more privacy for both the HOA and Ms. Moffett.

We are also requesting that you condition the new variance request on the HOA providing limited access to the swim deck during the hours of sunrise to sunset. The current hours for utilizing the swim deck are 5am to 10pm. This is a reasonable request as many of the parks located on Lake Austin are limited to these hours.

We ask that you require the HOA to maintain a security system on the property to both limit access to the swim deck to HOA residents only and to allow for a monitoring mechanism so that we can ensure no additional criminal acts are directed towards Ms. Moffett's property. Given the recent attacks to Ms. Moffett and her property this is a reasonable request.

Lastly, as shown on attachment number 4, and as stated in my letter, the original swim deck location is currently within Austin Energy's recorded power line easement. The current variance will increase the degree of encroachment into this easement. The overhead power lines are currently partially out of easement and over the 5201 Tortuga Trail property. By relocating the swim deck congregating area upstream you would successfully remove the swim deck from within the easement area.

As stated above, we have reached out to Colorado Crossing Homeowner's Association regarding Ms. Moffett's concerns, and the Association has failed to address any of them. However, this was before the variance application was filed. We had no idea that the HOA had actually filed the application despite our best efforts to make known to both the City and HOA our interest in this matter.

The HOA has represented to the Board that it has common area rules that it enforces with respect to the swim deck, including making access available to members only. The HOA rules are obviously not being enforced, as Ms. Moffett would not have rocks flung into her swimming pool and dead birds intentionally placed along her driveway if they were. If the HOA is limiting

Letter to Ms. Heldenfels and Members of the Board of Adjustments

December 20, 2018

Page 3

the use of the swim deck to members only, they are conceding that their members are responsible for rock throwing and dead bird deposits. Certain HOA members apparently have problems with Ms. Moffett's swimming pool intruding on the privacy of their swim deck, and have been expressing their objections in very inappropriate and illegal ways. Continued conflict between the parties can only be avoided by conditioning approval of this variance on enhanced privacy protection for both parties.

We would greatly appreciate your reconsideration of this matter on the grounds detailed above.

Sincerely,



Courtney Mogonye-McWhorter

Enclosures as stated.

cc: Ms. Laurée Moffett

Attachment Number 1



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

COURTNEY MOGONYE-MCWHORTER
[REDACTED]
(512) 615-6652

October 30, 2018

Ms. Leane Heldenfels
Development Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: 4704 Colorado Crossing (Mount Bonnell Shores/Colorado Crossing
Homeowner's Association) Variance Request for Swim Deck

Dear Ms. Heldenfels:

The undersigned's firm represents Ms. Laurée Moffett, the current owner of 5201 and 5203 Tortuga Trail. Ms. Moffett is the immediate downstream neighbor of Mount Bonnell Shores/Colorado Crossing Homeowner's Association's Swim Deck.

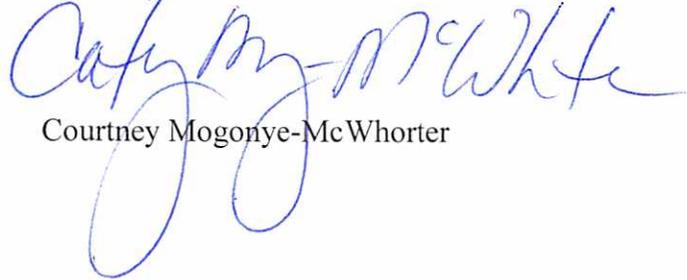
It has come to our attention that the Mount Bonnell Shores/Colorado Crossing Homeowner's Association is requesting a variance to remodel and relocate the existing swim deck. We have not been provided with a copy of the variance application or supporting documentation.

At this time Ms. Moffett is against any variance request to remodel or relocate the swim deck. Primarily, the existing swim deck encroaches into Austin Energy's power line easement and, from communications with the Homeowner's Association, the remodeled swim deck will increase the degree of encroachment into the easement. The proposed expansion of the platform of the swim deck also creates a privacy concern for Ms. Moffett as the congregation area on the new swim deck will be closer to her property line and looks directly into her pool. Ms. Moffett has been verbally accosted by a person utilizing the swim deck, and recently she and two contractors smelled marijuana coming from the Association's park located just above the swim deck.

We have reached out to Colorado Crossing Homeowner's Association regarding Ms. Moffett's concerns, and the Association has failed to address any of them. Ms. Moffett will only support a request for variance if the Association agrees to work with her to alleviate her concerns by relocating the swim deck outside of Austin Energy's easements and moving the congregation area to the upstream side of the swim deck, away from Ms. Moffett's property line. Additionally, Ms. Moffett request that the swim deck be gated to prevent access by members of the public.

Please send us a copy of the variance application and ensure that we receive notice of the date and time of the hearing on this variance request.

Sincerely,



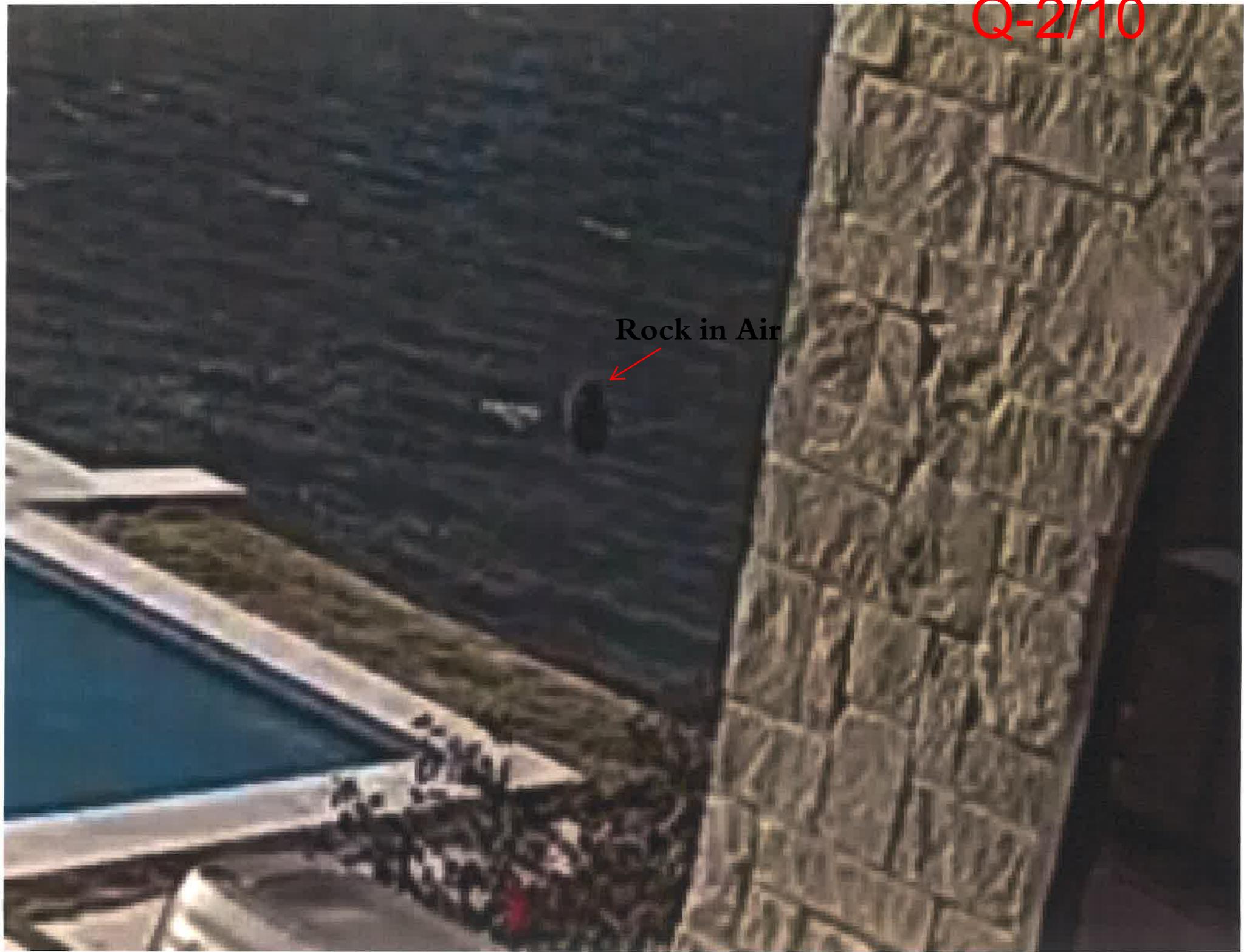
Courtney Mogonye-McWhorter

cc: Ms. Laurée Moffett

Attachment Number 2

Q-2/10

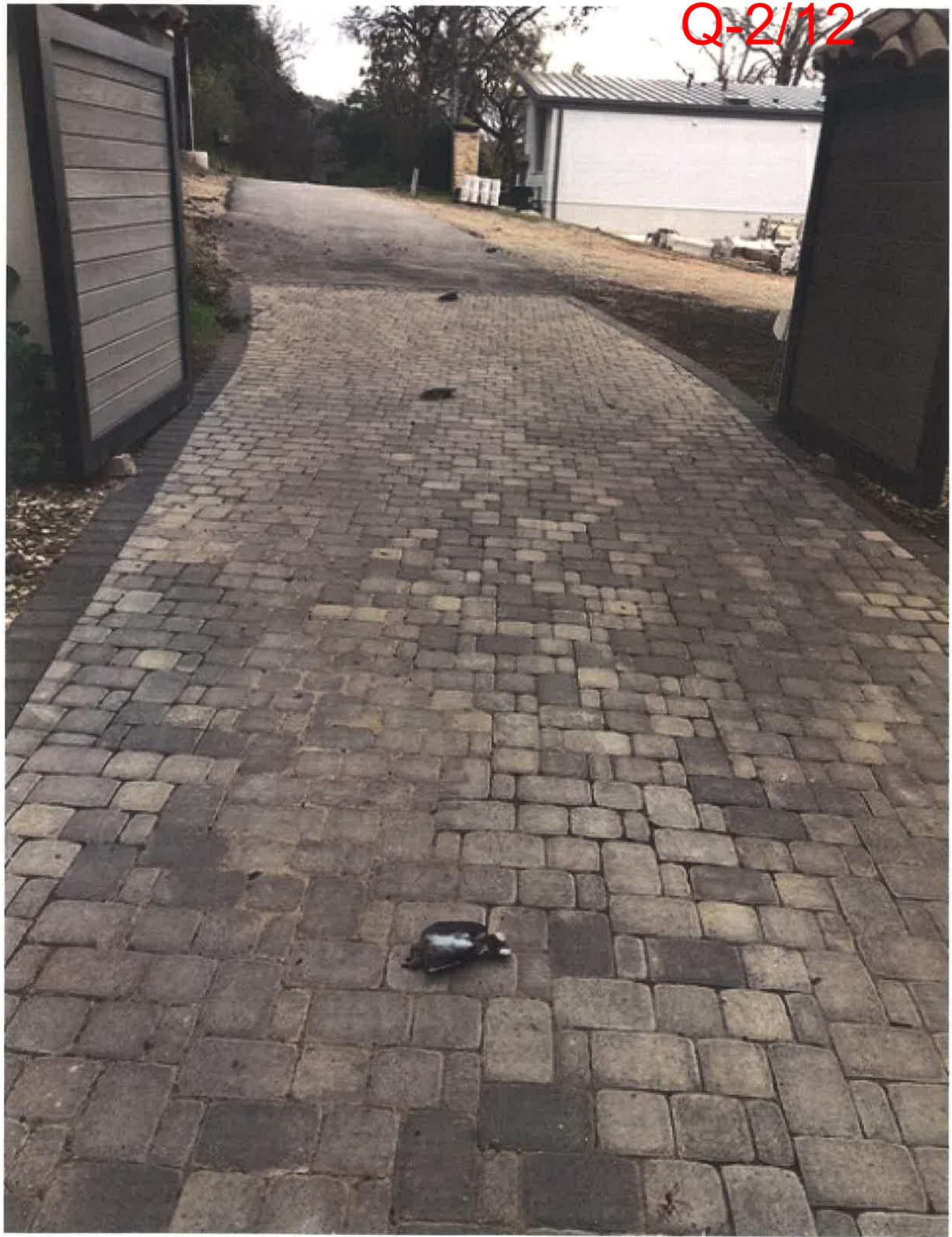
Rock in Air



Q-2/11



Q-2/12



Q-2/13



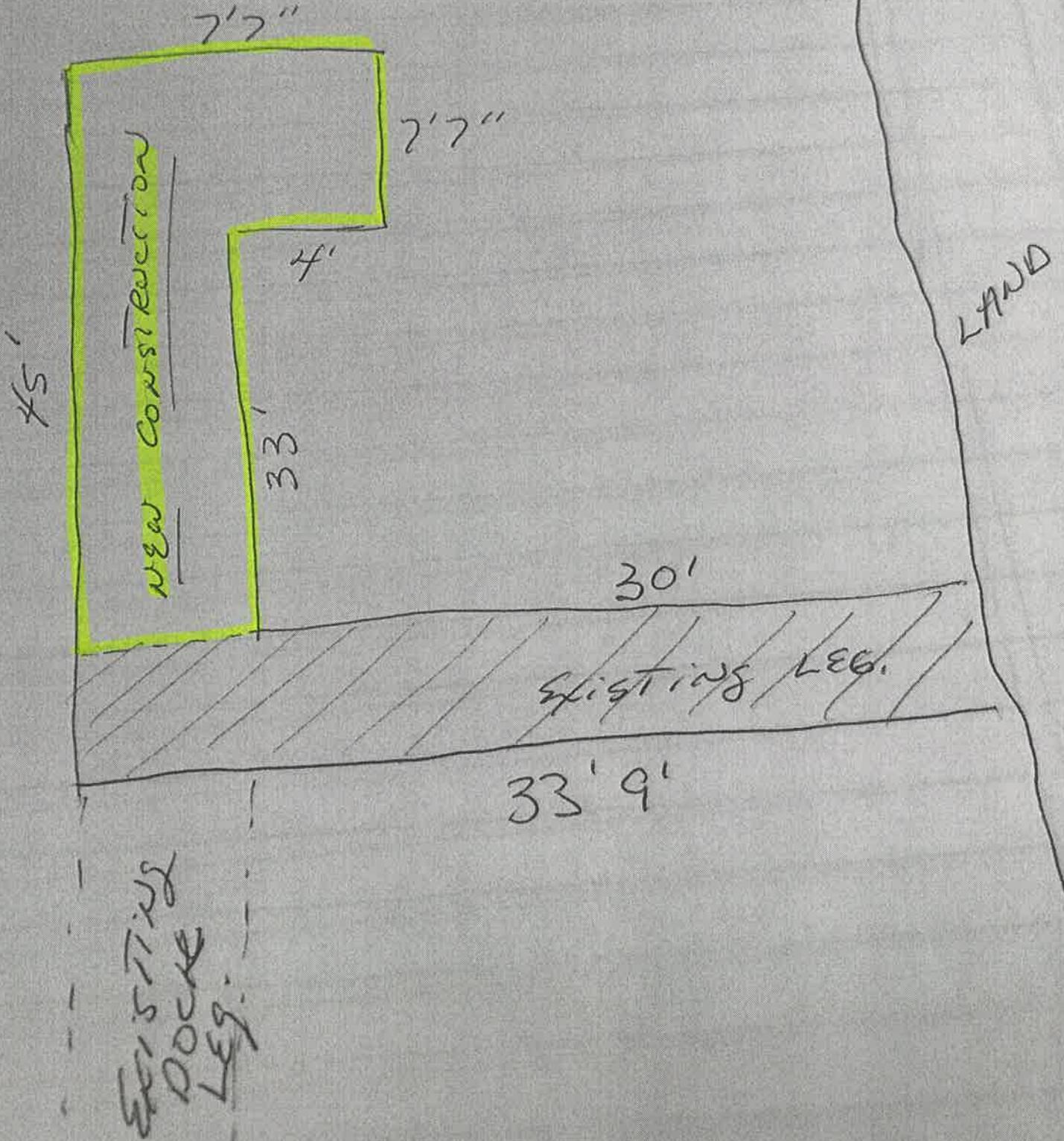
Q-2/14

Picture of Truck Caught on Camera
when birds were placed on property

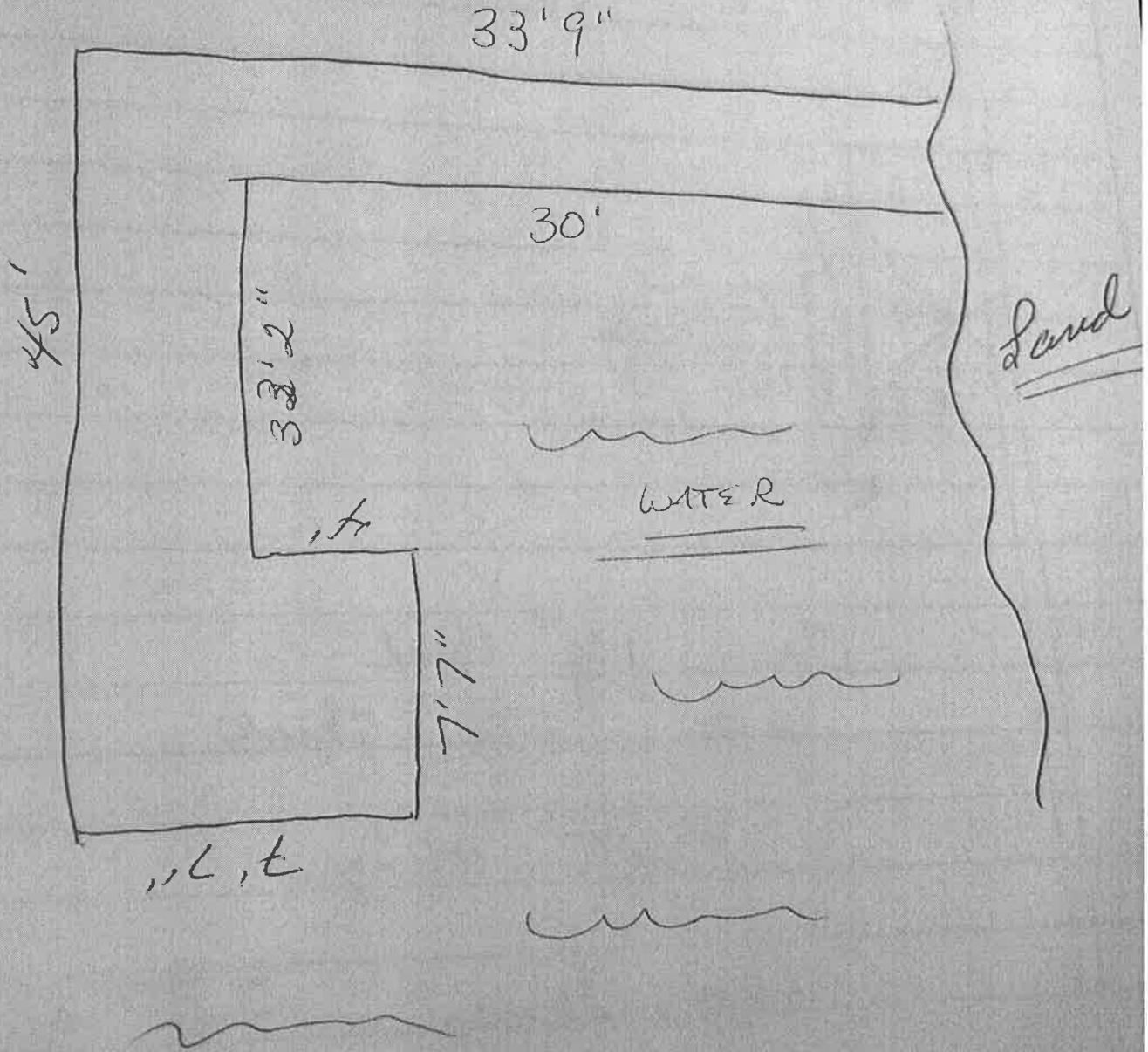


Attachment Number 3

Proposed New Swim Deck



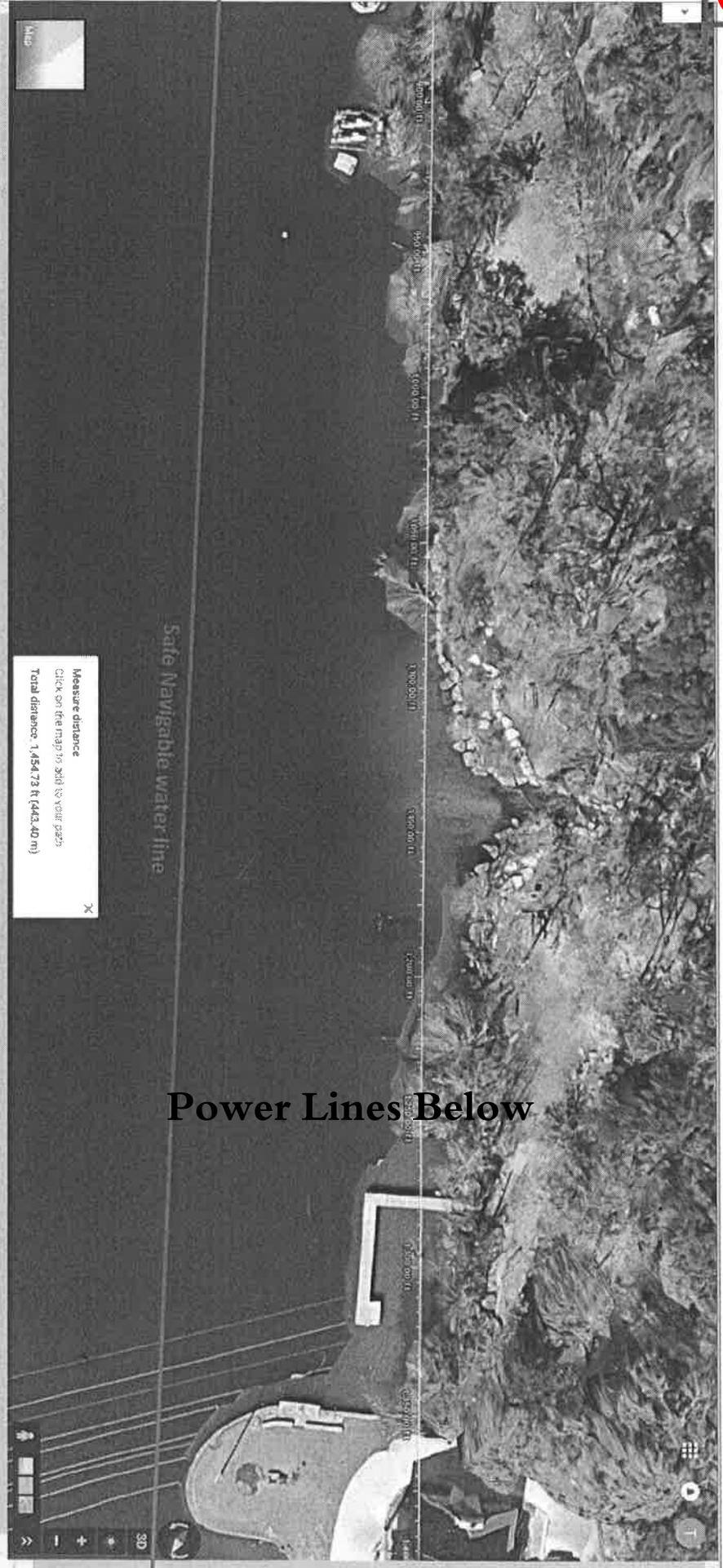
Original Swim Deck



POOL. LAUREE'S house

Attachment Number 4

1500ft linear Shoreline showing shoreline indentation along our property



Power Lines Below

December 27, 2018

Leane Heldenfels

Board of Adjustment

One Texas Center
505 Barton Springs Road
Austin, TX 78704

Dear Leane:

We have been advised that the City of Austin has received a request for Reconsideration of a recent decision made by the Board of Adjustment regarding a variance from the Land Development Code for our property at 4704 Colorado Crossing. The Case Number is C15-2018-0051.

The proposed date for the Reconsideration hearing is January 14, 2018. Due to out-of-town work commitments, neither of our primary representatives with responsibility for the proposed development will be available to attend the hearing on that date.

We would like to request a postponement of the hearing date to the February 11th, 2018 Board meeting so that someone from our Homeowner's Association with sufficient knowledge of the development and our permit application can be available.

We appreciate your consideration of this request.

Best regards,

John Savage
President, MBSCC HOA



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

COURTNEY MOGONYE-MCWHORTER
[REDACTED]
(512) 615-6652

October 30, 2018

Ms. Leane Heldenfels
Development Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: 4704 Colorado Crossing (Mount Bonnell Shores/Colorado Crossing
Homeowner's Association) Variance Request for Swim Deck

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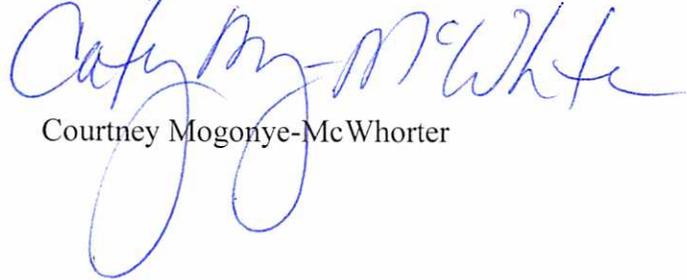
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We have reached out to Colorado Crossing Homeowner's Association regarding Ms. Moffett's concerns, and the Association has failed to address any of them. Ms. Moffett will only support a request for variance if the Association agrees to work with her to alleviate her concerns by relocating the swim deck outside of Austin Energy's easements and moving the congregation area to the upstream side of the swim deck, away from Ms. Moffett's property line. Additionally, Ms. Moffett request that the swim deck be gated to prevent access by members of the public.

Please send us a copy of the variance application and ensure that we receive notice of the date and time of the hearing on this variance request.

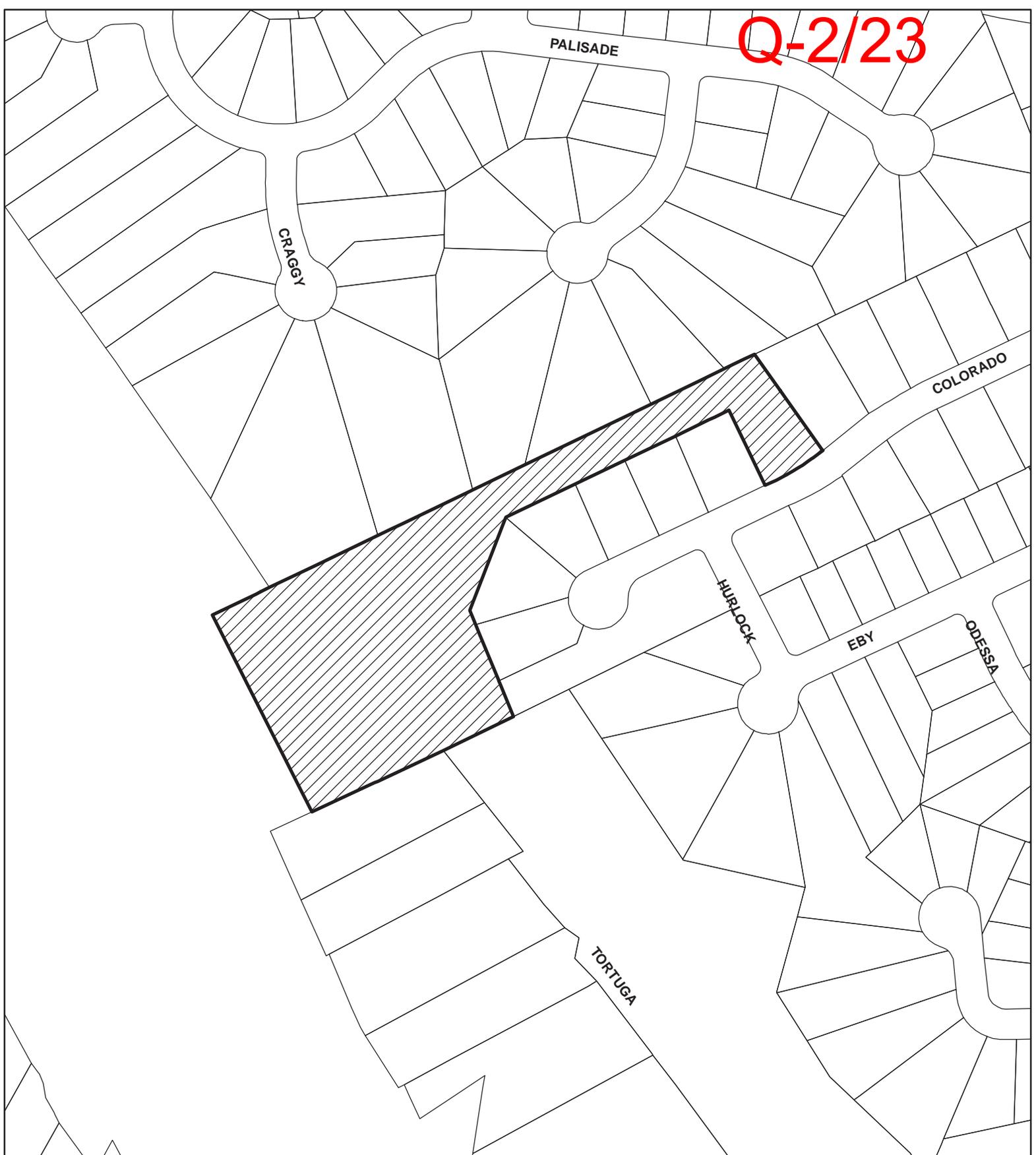
Sincerely,



Courtney Mogonye-McWhorter

cc: Ms. Laurée Moffett

Q-2/23



NOTIFICATIONS

CASE#: C15-2018-0051
LOCATION: 4704 Colorado Crossing



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 206'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Q-2/24

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 4704 Colorado Xing, Austin, TX 78731

Subdivision Legal Description:
LOT 8 BLK A COLORADO CROSSING SEC 1 COMMON AREA

Lot(s): 8 Block(s): A

Outlot: _____ Division: Section 1

Zoning District: LA, ZF2

I/We Terry Roth on behalf of myself/ourselves as authorized agent for MOUNT BONNELL SHORES HOA affirm that on Month September, Day 26, Year 2018, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

- Erect Attach Complete Remodel Maintain Other: widening by 2ft

Type of Structure: SWIM DOCK current config. circa 1984 (HOA does not allow day docking)

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1176 -(A)-(1)

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

- 1). Most swim docks are in deeper water. Because of our unique shoreline features, moving the dock closer to shore (as required w/o variance) reduces the water depth by almost 40% to less than 20". 2). This will also create a trap in the swim area due to platform being so close to shore. 3). The width of the existing swim dock is 4'. This barely allows people/kids/pets to pass without bumping into each other if they have bags and toys. The bigger safety problem occurs when there is a crowd on the swim dock and people are hanging legs off side, people cannot pass safely. Widening the dock 2 ft will allow for freer and safer flowing of traffic on the dock.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

We have a physical hardship as our natural shoreline is physically different to other along shoreline (see drawings). Without a variance, we would be required to move the swim dock more than 9' closer to the shoreline than the existing dock, as the 30' requirement is measured from the shoreline point that is farthest inland.

b) The hardship is not general to the area in which the property is located because:

Our property topography is unique in that our shoreline has an indentation that curves away from the main navigation channel. Our shoreline is therefore much farther from the main navigation channel than the adjacent properties (see aerial image). The existing swim dock is further from the main channel than the recently approved dock immediately to our east.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new dock will be in the same location as the existing dock and have the same outside footprint. The dock will be 2' wider on parallel to shore segment, but the extra width will be on the inside (shoreline side) of the dock, so it will not protrude any closer to the main navigation channel than the existing dock. The distance from the dock perimeter to adjacent property will be unchanged.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Terry Roth Digitally signed by Terry Roth Date: 2018.10.17 21:47:24 -05'00' Date: 09/24/2018

Applicant Name (typed or printed): Terry Roth

Applicant Mailing Address: 4604 Eby Lane

City: Austin State: TX Zip: 78731

Phone (will be public information): (512) 537-2742

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: John Savage Digitally signed by John Savage Date: 2018.10.17 21:03:18 -05'00' Date: 09/24/2018

Owner Name (typed or printed): John Savage, President MBSCC HOA

Owner Mailing Address: P.O. Box 27144

City: Austin State: TX Zip: 78755

Phone (will be public information): (512) 453-7044

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 2, Reasonable use: The primary intent of the applicable 30' regulation is to "ensure navigation safety". As the supporting materials show, the swim dock is actually sheltered by the adjacent peninsula which extends 50' further into the lake. Our existing dock is further from the main navigation channel of the lake than the docks of the adjacent properties and those directly

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Applicant Signature: _____ Date: 09/24/2018

Applicant Name (typed or printed): Terry Roth

Applicant Mailing Address: 4604 Eby Lane

City: Austin State: TX Zip: 78731

Phone (will be public information): (512) 537-2742

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 09/24/2018

Owner Name (typed or printed): John Savage, President MBSCC HOA

Owner Mailing Address: P.O. Box 27144

City: Austin State: TX Zip: 78755

Phone (will be public information): (512) 453-7044

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 2, Reasonable use: The primary intent of the applicable 30' regulation is to "ensure navigation safety". As the supporting materials show, the swim dock is actually sheltered by the adjacent peninsula which extends 50' further into the lake. Our existing dock is further from the main navigation channel of the lake than the docks of the adjacent properties and those directly

Additional Space (continued)

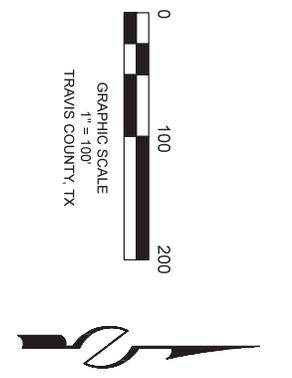
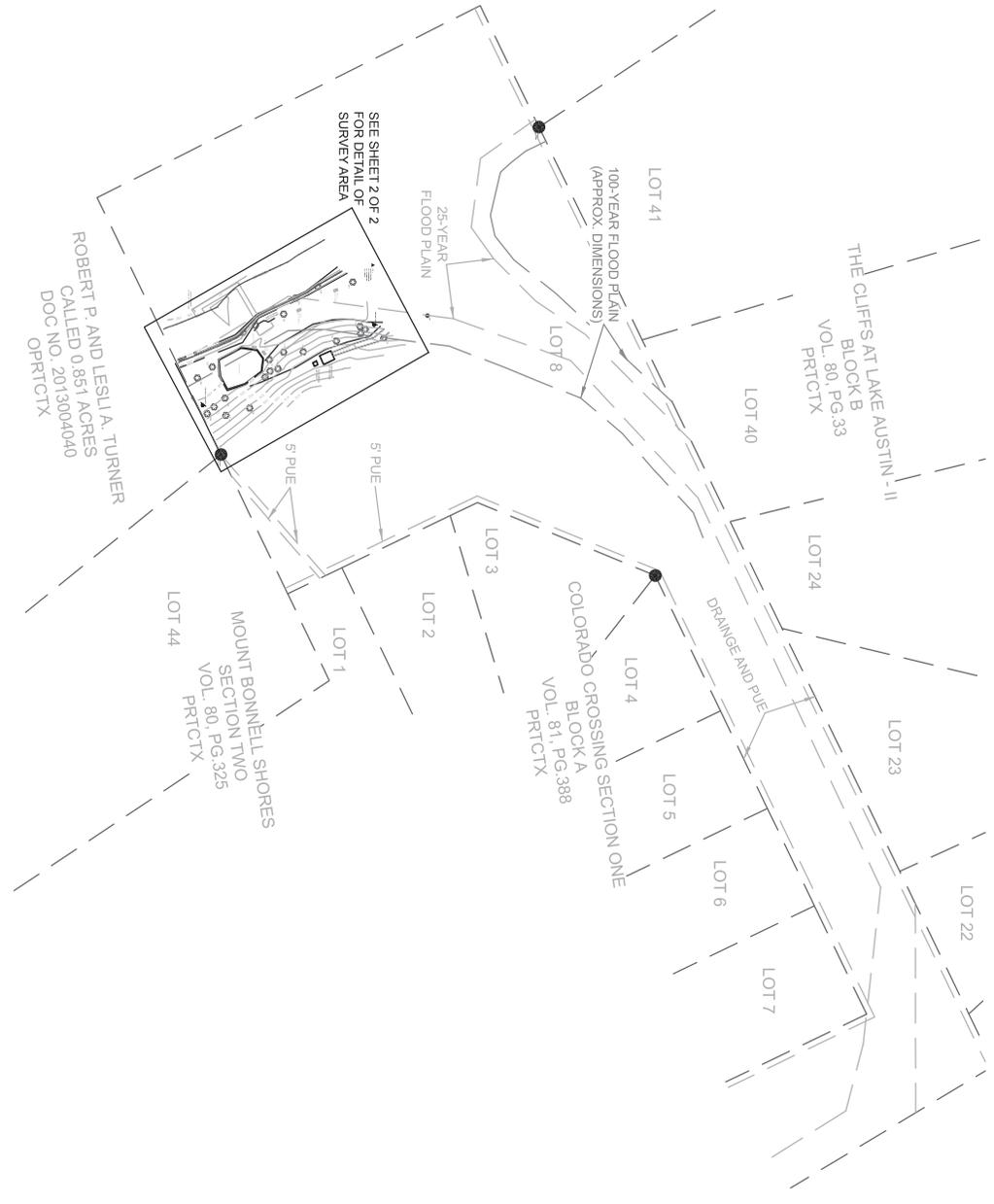
across the lake from our property.

If we installed the exact same dock as the existing dock (without widening by 2'), we would not need a variance as it would be grandfathered. The additional width that we wish to add is for safety and usability reasons. As stated before, it is being added to the inside (shoreline side) of the dock, so we are not moving the dock closer to navigable waters.

Deed and other HOA restrictions we have in place:

- The HOA Park, as Common Area owner by the HOA, and not governed by a single individual or family, is subject to/governed by the Bylaws, CCRs and Common Area Policy which are enforced by the HOA
- No impervious cover allowed on the property (Deed)
- Use of property limited to HOA members and properties with deeded access (Deed)
- Day docking of boats prohibited (HOA Rules)
- Property has curfew from 10PM - 5AM (HOA Rules)
- Property has secured Main entrance gated access





- LEGEND**
- ▲ CONTROL POINT
 - IRON ROD FOUND
 - ⚡ SIGN
 - 🌳 TREE
 - OPRTGX OFFICIAL PUBLIC RECORDS
 - PLAT RECORDS TRAVIS COUNTY, TX
 - PRTCTX PLAT RECORDS TRAVIS COUNTY, TX

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) (EPOCH 2010) CENTRAL ZONE. ELEVATIONS ARE BASED ON NAD83. STATE PLANE GRID DISTANCE VALUES WERE CONVERTED TO SURFACE VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00005383.
 2. ALL EASEMENTS AND FLOODPLAIN LIMITS SHOWN HEREIN ARE BASED SOLELY UPON RECORD DEEDS AND PLATS OBTAINED FROM THE TRAVIS COUNTY CLERK'S OFFICE. THERE MAY OR MAY NOT BE ADDITIONAL EASEMENTS NOT SHOWN HEREIN.
 3. LOT LINES AND PROPERTY LINES ARE BASED SOLELY UPON RECORD INFORMATION AND MINIMAL BOUNDARY EVIDENCE FOUND AT THE TIME OF SURVEY. THIS SURVEY IS NOT INTENDED AS A BOUNDARY SURVEY.

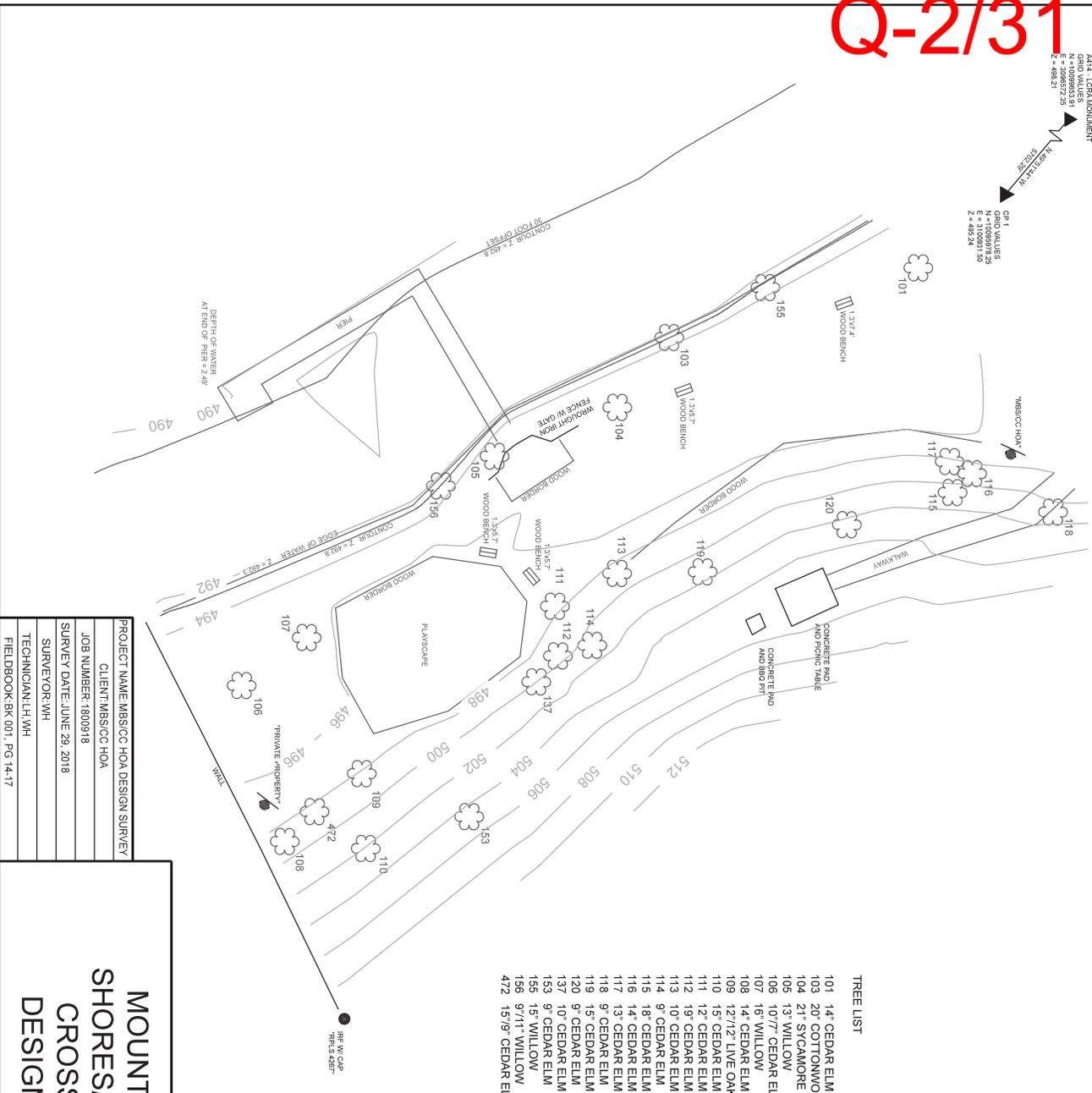
PROJECT NAME	MS/CC HOA DESIGN SURVEY
CLIENT	MS/CC HOA
JOB NUMBER	1800918
SURVEY DATE	JUNE 29, 2018
SURVEYOR	WH
TECHNICIAN	LH,WH
FIELDBOOK	BK 001, PG 14,17

MOUNT BONNELL SHORES/COLORADO CROSSING HOA DESIGN SURVEY

WHITECAP
 WHITECAP SURVEY COMPANY, LLC
 TBPLS FIRM NO. 10194424
 PO BOX 1225
 DRIPPING SPRINGS, TX 78620
 (612) 808-0102
 EMAIL: INFO@WHITECAPSURVEY.COM

444 - L&CA MONUMENT
 GRID VALUES
 N = 1009593.81
 E = 1009593.81
 Z = 48821

CD 1
 GRID VALUES
 N = 1009597.25
 E = 1009597.25
 Z = 48824

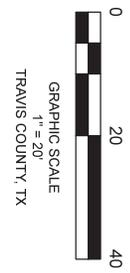


- TREE LIST**
- 101 14" CEDAR ELM
 - 103 20" COTTONWOOD
 - 104 21" SYCAMORE
 - 105 13" WILLOW
 - 106 10/7" CEDAR ELM
 - 107 16" WILLOW
 - 108 14" CEDAR ELM
 - 109 12/12" LIVE OAK
 - 110 15" CEDAR ELM
 - 111 12" CEDAR ELM
 - 112 19" CEDAR ELM
 - 113 10" CEDAR ELM
 - 114 9" CEDAR ELM
 - 115 18" CEDAR ELM
 - 116 14" CEDAR ELM
 - 117 13" CEDAR ELM
 - 118 9" CEDAR ELM
 - 119 15" CEDAR ELM
 - 120 9" CEDAR ELM
 - 137 10" CEDAR ELM
 - 139 9" CEDAR ELM
 - 155 15" WILLOW
 - 472 15/19" CEDAR ELM

PROJECT NAME: MSS/CC HOA DESIGN SURVEY
 CLIENT: MSS/CC HOA
 JOB NUMBER: 1800918
 SURVEY DATE: JUNE 29, 2018
 SURVEYOR: WH
 TECHNICIAN: LH, WH
 FIELDBOOK: BK 001, PG 14, 17

MOUNT BONNELL SHORES/COLORADO CROSSING HOA DESIGN SURVEY

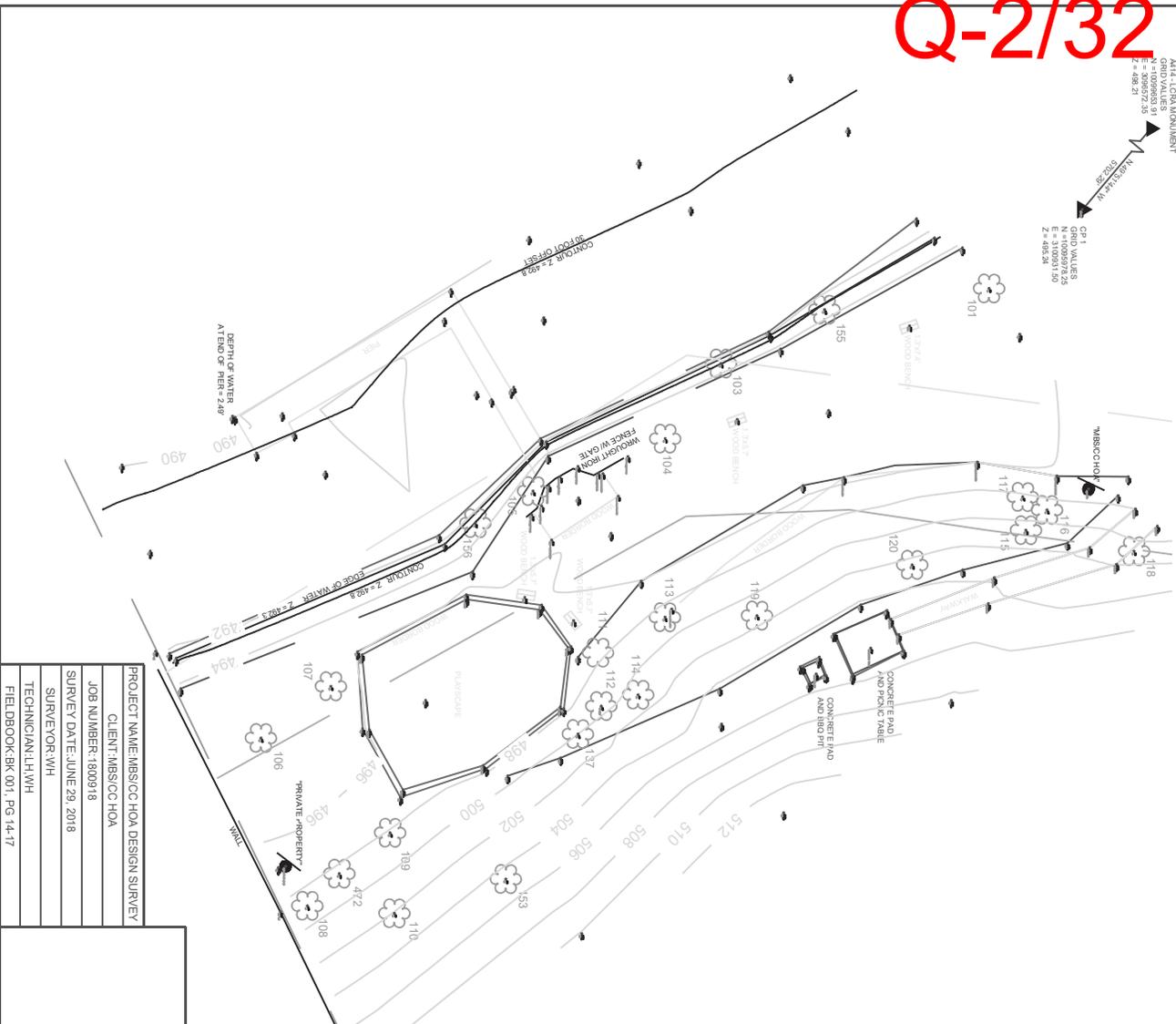
WHITECAP
 WHITECAP SURVEY COMPANY, LLC
 TBP&S FIRM NO. 10194424
 PO BOX 1225
 DRIPPING SPRINGS, TX 78620
 (612) 808-0102
 EMAIL: INFO@WHITECAPSURVEY.COM



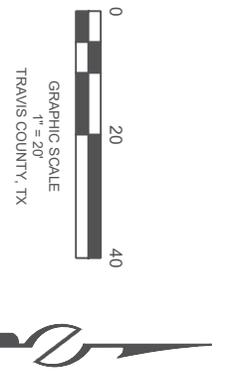
- LEGEND**
- ▲ CONTROL POINT
 - IRON ROD POINT
 - SIGN
 - TREE
 - OPRTCTX OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX
 - PRCTCX PLAT RECORDS TRAVIS COUNTY, TX

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) (EPOCH 2010) CENTRAL ZONE. ELEVATIONS ARE BASED ON NAVD 88. STATE PLANE GRID DISTANCE VALUES WERE CONVERTED TO SURFACE VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00005383.
 2. ALL EASEMENTS AND FLOODPLAIN LIMITS SHOWN HEREIN ARE BASED SOLELY UPON RECORD DEEDS AND PLATS OBTAINED FROM THE TRAVIS COUNTY CLERKS' OFFICE. THERE MAY OR MAY NOT BE ADDITIONAL EASEMENTS NOT SHOWN HEREIN.
 3. LOT LINES AND PROPERTY LINES ARE BASED SOLELY UPON RECORD INFORMATION AND MINIMAL BOUNDARY EVIDENCE FOUND AT THE TIME OF SURVEY. THIS SURVEY IS NOT INTENDED AS A BOUNDARY SURVEY.

MARS/CC HOA MONUMENT
 GRID VALUES
 N = 1009593.91
 E = 301013.25
 Z = 488.21
 CP 1
 GRID VALUES
 N = 1009593.91
 E = 301013.25
 Z = 488.21



- TREE LIST**
- 101 14" CEDAR ELM
 - 103 20" COTTONWOOD
 - 104 21" SYCAMORE
 - 105 13" WILLOW
 - 106 10/7" CEDAR ELM
 - 107 16" WILLOW
 - 108 14" CEDAR ELM
 - 109 12/12" LIVE OAK
 - 110 15" CEDAR ELM
 - 111 12" CEDAR ELM
 - 112 19" CEDAR ELM
 - 113 10" CEDAR ELM
 - 114 9" CEDAR ELM
 - 115 18" CEDAR ELM
 - 116 14" CEDAR ELM
 - 117 13" CEDAR ELM
 - 118 9" CEDAR ELM
 - 120 9" CEDAR ELM
 - 137 10" CEDAR ELM
 - 153 9" CEDAR ELM
 - 156 15" WILLOW
 - 472 15/19" CEDAR ELM



- LEGEND**
- ▲ CONTROL POINT
 - IRON ROD FOUND
 - ⊙ SIGN
 - TREE
 - OPRTCTX OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX
 - PLATCTX PLAT RECORDS TRAVIS COUNTY, TX

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) (EPOCH 2010) CENTRAL ZONE. ELEVATIONS ARE BASED ON NAVD 88. STATE PLANE GRID DISTANCE VALUES WERE CONVERTED TO SURFACE VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.00005383.
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3. LOT LINES AND PROPERTY LINES ARE BASED SOLELY UPON RECORD INFORMATION AND MINIMAL BOUNDARY EVIDENCE FOUND AT THE TIME OF SURVEY. THIS SURVEY IS NOT INTENDED AS A BOUNDARY SURVEY.

PROJECT NAME: MBS/CC HOA DESIGN SURVEY
 CLIENT: MBS/CC HOA
 JOB NUMBER: 1800918
 SURVEY DATE: JUNE 29, 2018
 SURVEYOR: WH
 TECHNICIAN: LH, WH
 FIELDBOOK: BK 001, PG 14-17

MOUNT BONNELL SHORES/COLORADO CROSSING HOA DESIGN SURVEY

WHITECAP
 WHITECAP SURVEY COMPANY, LLC
 TBPUS FIRM NO. 10194424
 PO BOX 1225
 DRIPPING SPRINGS, TX 78620
 (512) 808-0102
 EMAIL: INFO@WHITECAPSURVEY.COM

MOUNT BONNELL SHORES/COLORADO CROSSING HOMEOWNER'S ASSOCIATION SWIM DECK

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISED (R) SHEET NO.	TOTAL # SHEETS	DATE
1	ADD COVER SHEET AND PERMITS	1	1	07/16/2018
2	ADD PERMITS	2	2	07/16/2018
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All sheets shown within the opening reflect all the sheets in accordance with the plan notes and permit agency lead and in accordance with City of Austin specifications.

All detailed areas shall be reduced as indicated in notes.

WATERBURY STATUS: This site is located in LAKE MOUNTAIN waterway as defined by a WATER SURVEY REPORT. The project shall be subject to the requirements of the Texas Water Pollution Control Act and the Texas Water Pollution Control Act. The project shall be subject to the requirements of the Texas Water Pollution Control Act and the Texas Water Pollution Control Act.

SMART GROWTH ZONE: Designated Water Protection Zone

HOODLUM INFLUENTIAL: This project is within the 100-year flood plain as shown on the FEMA panel HOODLUM INFLUENTIAL (1:100).

ADDITIONAL DESIGN NOTES: 1. The project shall be subject to the requirements of the Texas Water Pollution Control Act and the Texas Water Pollution Control Act.

LEGAL DESCRIPTION: LOT 8 B&K ACCORDING TO CROSSING SEC 1 COMMON AREA ADDRESS: 1400 COLORADO CROSSING SEC 1 COMMON AREA ZONING: LMS-7

USE: Neighborhood Association Cluster Deck

Release of the application does not constitute a warranty of data, information and calculations supplied by the applicant. The applicant shall be responsible for the accuracy of the information and calculations provided. The applicant shall be responsible for the accuracy of the information and calculations provided. The applicant shall be responsible for the accuracy of the information and calculations provided.

Site Plan subject to City of Austin Waterway Protection Regulations.

PROJECT DESCRIPTION: The project consists of the replacement of a swim deck including the demolition of the existing structure.

Plan Sheet List

- COVER SHEET & NOTES
- EXISTING AND PROPOSED COMMON DOCK PLAN
- DETAILS AND PLAN AMENDMENT VIEWS
- PLAN

Approved By: _____

For Director - Development Services Department _____ Date _____



OWNER:
MOUNT BONNELL SHORES COLORADO CROSSING
PO BOX 27144

ENGINEER:
JANIS SMITH CONSULTING, LLC
1505 WESTOVER ROAD
AUSTIN, TEXAS 78703
PHONE: (512) 914-9129

CITY OF AUSTIN STANDARDS NOTES FOR TREE AND VEGETATION AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with protective fencing at the specified height according to City of Austin Standards for Tree Protection, grading or grading and shall be maintained throughout the phases of the construction project.
2. Erosion and sedimentation control measures shall be installed or maintained by a trained crew that does not disturb the soil.
3. Protective fencing shall surround the tree or group of trees, and will be located at the outermost limit of the proposed construction activity.
4. Protective fencing shall surround the tree or group of trees, and will be located at the outermost limit of the proposed construction activity.
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14. Protective fencing shall surround the tree or group of trees, and will be located at the outermost limit of the proposed construction activity.

EXISTING AND PROPOSED COMMON DOCK PLAN

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20	ADD PERMITS	20	20	07/16/2018

APPROVED BY:

For Director - Development Services Department _____ Date _____

REVISIONS / CORRECTIONS

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I, Terry Roth on behalf of MBS HOA, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176 (A)(1) of the Land Development Code. The variance would allow me the ability to keep the replacement dock at the existing location and distance from the shoreline.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name <small>(Printed)</small>	Address	Signature
MOUNT BONNELL SHORES COLORADO	Tortuga Trail Lot 44 BLK E Mount Bonnell shores Sec 2(common area)	<i>[Handwritten Signature]</i>
MOUNT BONNELL SHORES COLORADO	4704 Colorado Xing, Austin, TX 78731 (common area)	<i>[Handwritten Signature]</i>
ROSE MARY R & MARK A MUSICK	5601 Palisade CT, Austin, TX 78731	<i>[Handwritten Signature]</i>
DOUGLAS KEITH A	5601 Craggy Point, Austin, TX 78731	<i>[Handwritten Signature]</i>
FOLLETT BRIAN R	5600 Craggy Point, Austin, TX 78731	<i>[Handwritten Signature]</i>
BISANG TODD & JENNIFER	4712 Colorado Xing, Austin, TX 78731	<i>[Handwritten Signature]</i>
FRACASSI CESARE & MARY CLARE SCALLON	4716 Colorado Xing, Austin, TX 78731	<i>[Handwritten Signature]</i>

4704 Colorado Crossing

HOA SWIM DOCK VARIANCE REQUEST

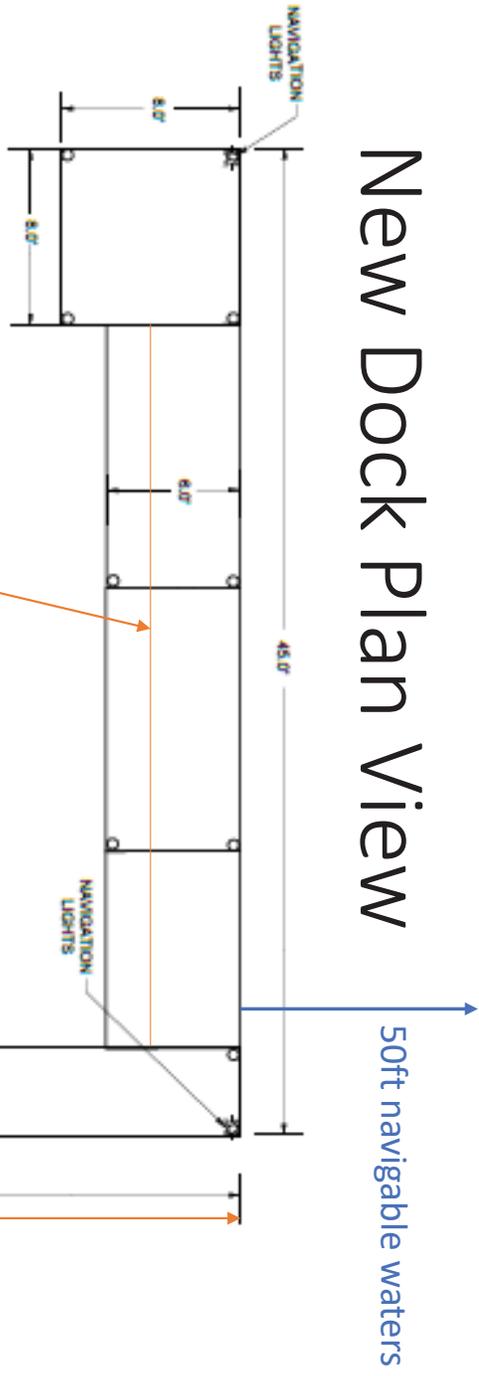
Expansion of main 4' wide area of swim platform

Q We request the BoA approve a variance request to keep the swim platform in its current location outside the 30' offset.

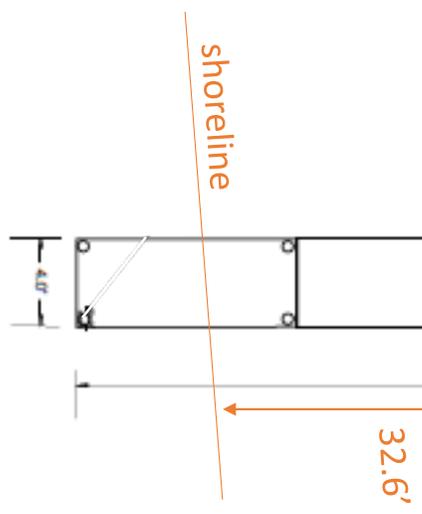
This variance is only required due to the expansion of the main 4' wide swim platform to 6' wide.

- The expansion will be on the inside of the dock so the outside of the swim platform will not move any closer into navigable waters
- The expansion will ensure safe passage of HOA members and their guests during peak usage when people are sitting on the edge of the dock
- Keeps swim area from becoming useless if we have to move it 9.4' closer to the shoreline (as would be required without variance):
 - Water significantly more shallow
 - Proximity to shore increases turbulence from boat waves

New Dock Plan View



DOCK PLAN VIEW
1"=5'



Movement along the main 4' wide portion

No problem passing with two people on dock as long as there are no swim toys, chairs, or equipment like kayaks.



Significant safety concerns when there are people sitting on the dock edge while people need to pass. Note: usually 10-15 sitting on dock edge on holiday weekends or special occasions.

A 6' wide dock solves this problem.



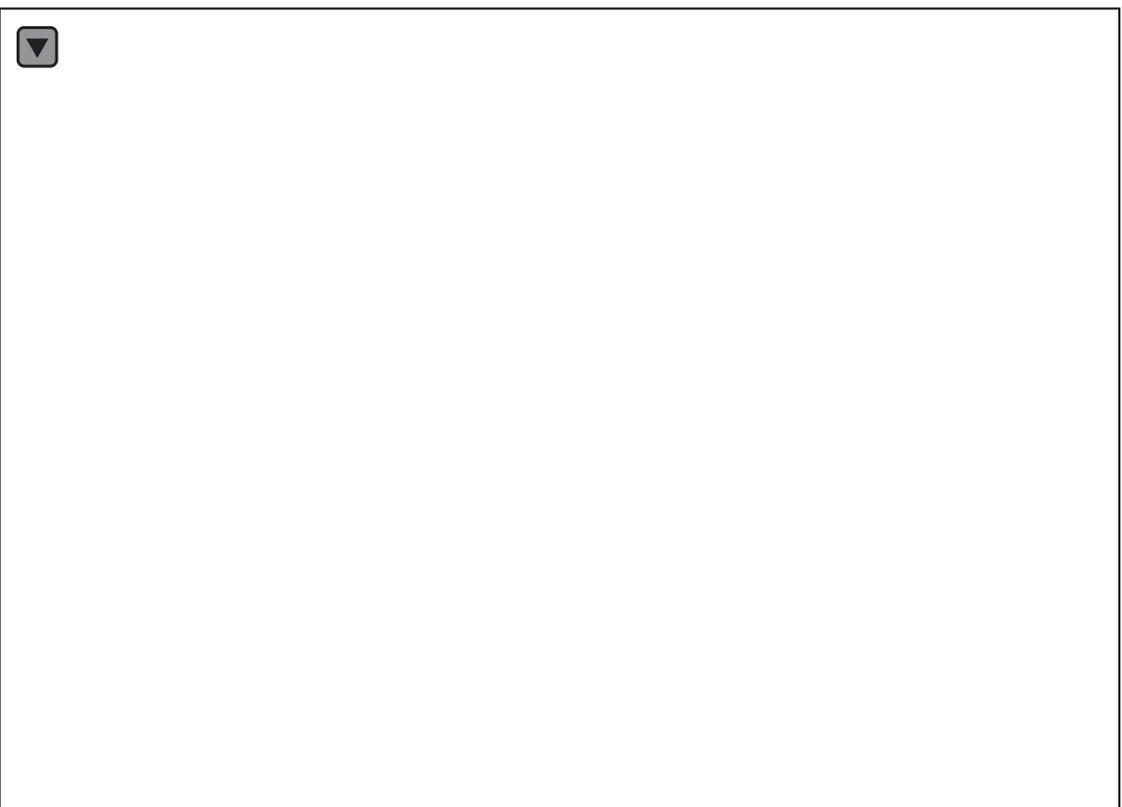
Q-2/43

Video of concerned dangerous passing.

Just imagine the dock lined with people along the edge which occurs during events.

Only 1 person could walk entire dock at a time without concern of getting suddenly bumped off.

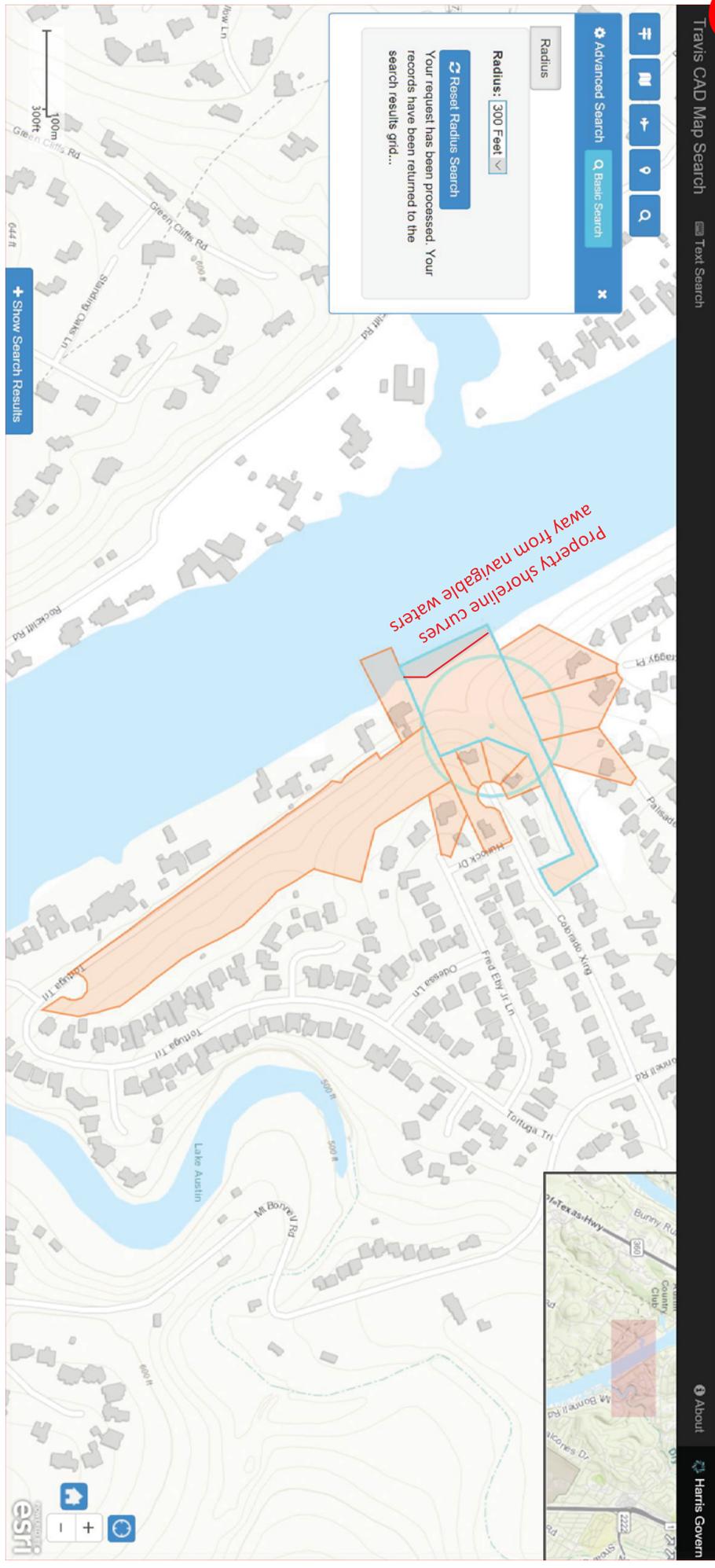
During peak times when events are starting or ending, this becomes a huge safety problem with many people moving back and forth.



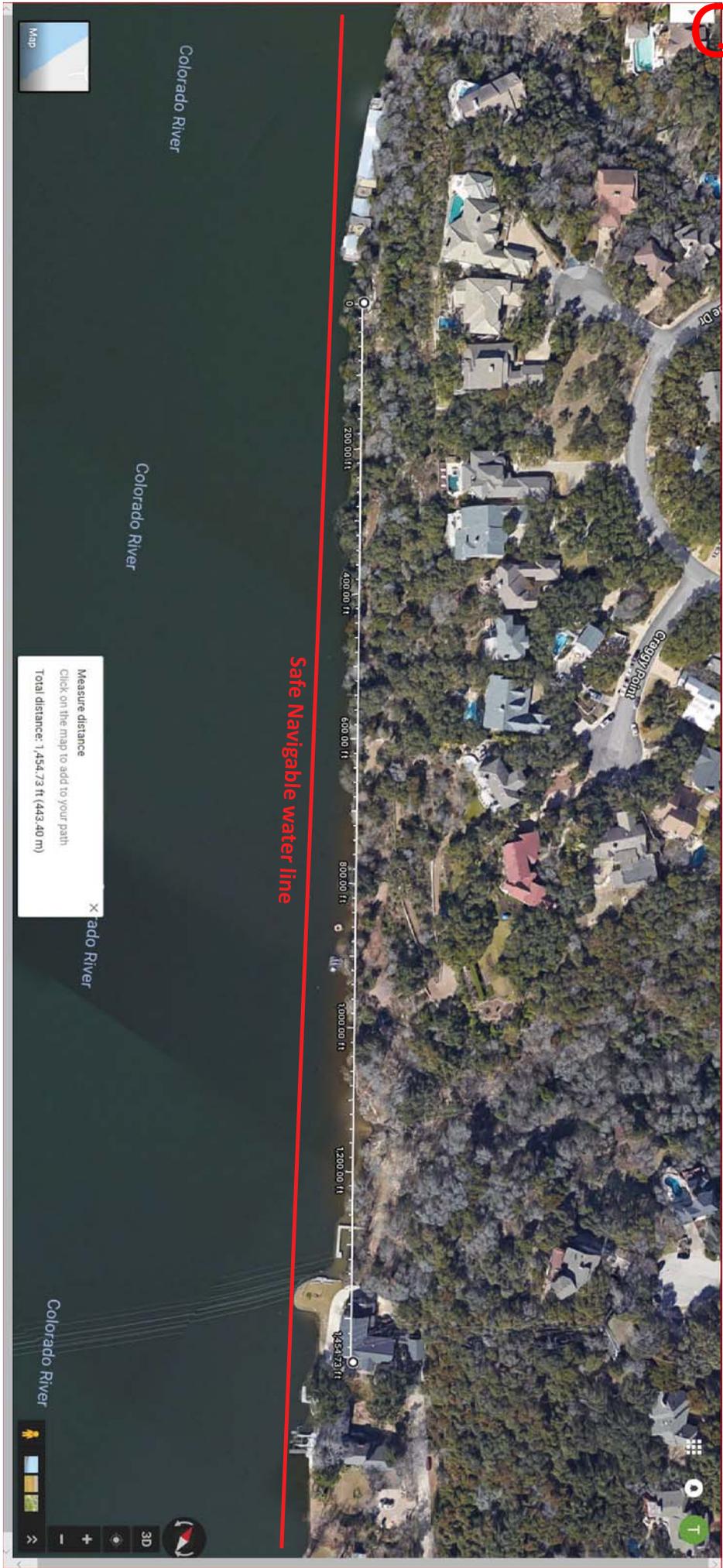
TRAVIS CAD/GOOGLE SUPPORTING DOCUMENTATION

- TCAD
 - Aerial view of the area showing neighbors within 300ft
 - Neighbor Support documentation
- TCAD/Google Map showing shoreline overview
 - Main overhead view of property
 - ~1500ft linear shoreline
 - Zoomed in view of 1500ft linear shoreline
 - Navigable water line to shoreline
 - Current dock position and 30ft offset proposed location
 - View of shoreline from dock
 - Current dock width safely concern
 - Existing Conditions (Survey drawing)
 - Existing Conditions zoomed in (Survey drawing)
 - Replacement Dock (Survey drawing)
- Dock dimensions
 - New dock plan view
 - New dock elevation drawing

Aerial view 4704 Colorado Xing lot showing adjacent lots and neighborhood



1500ft linear Shoreline showing shoreline indentation along our property



1500ft linear Shoreline showing shoreline indentation along our property



Navigable water line to shoreline shows depth too shallow for high speed boat traffic



Property Profile



0.1
0
0.04
0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
9-25-18

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1: 2,400

- Legend**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

NOTES

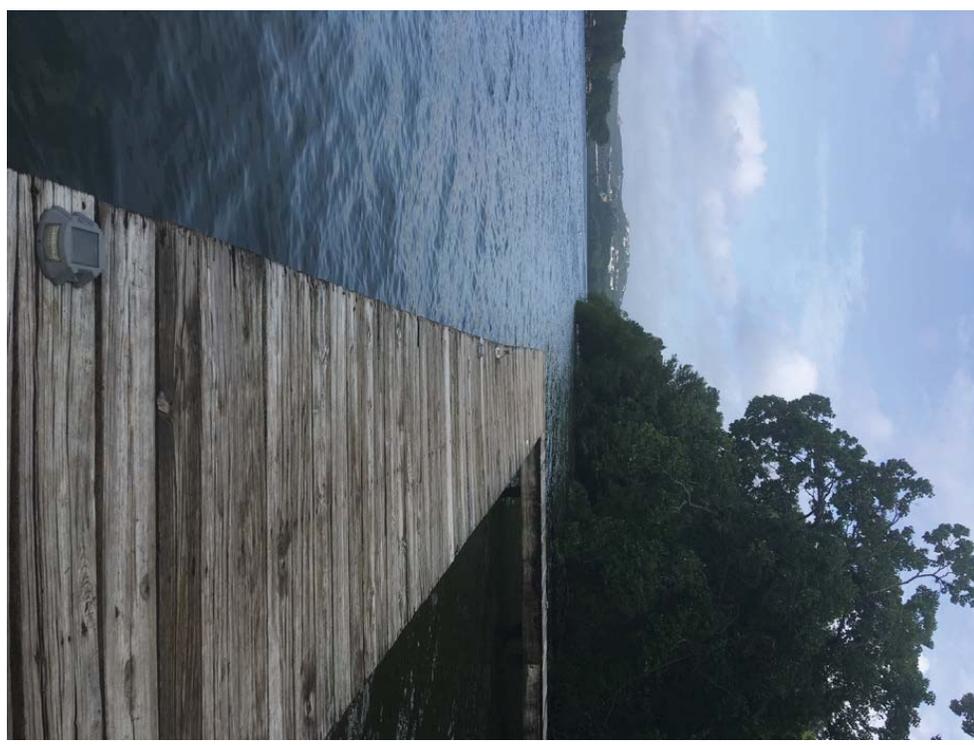
shoreline showing how our lot indents inland from other lots. It also shows how much shallower our area is compared to others

View of Lake Austin looking straight down our dock

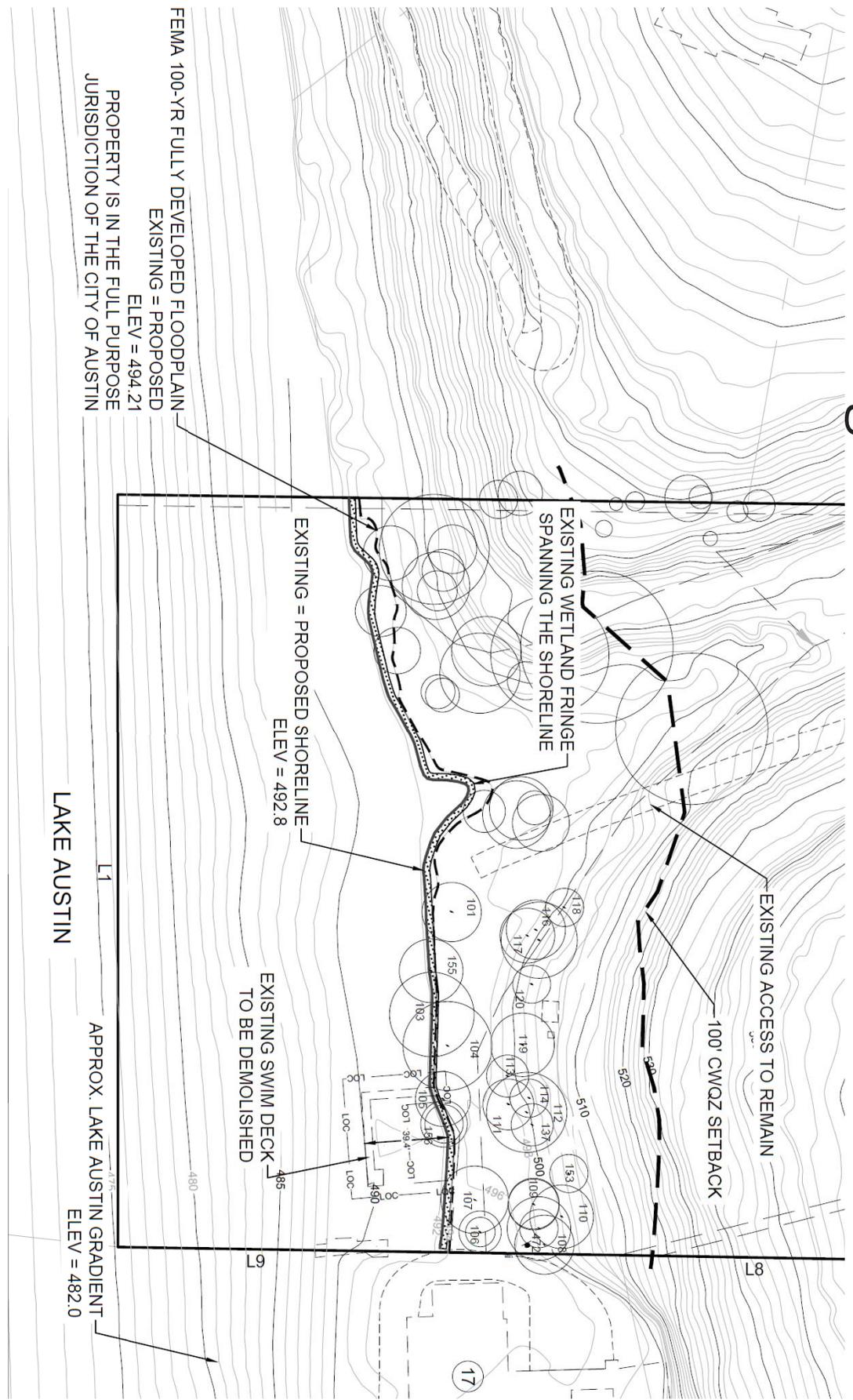
view looking downstream



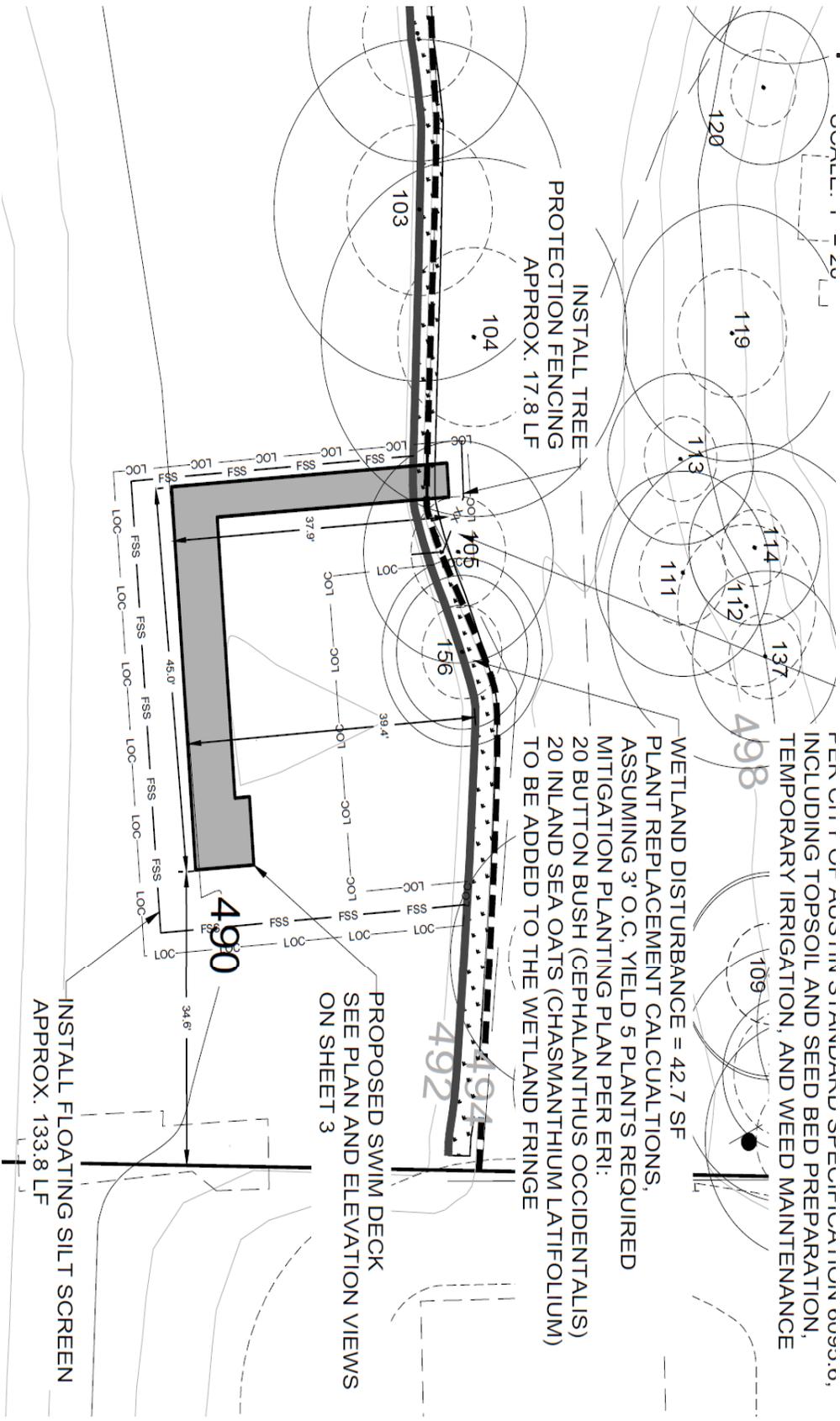
view looking upstream



Existing conditions



Replacement swim dock with 6ft walkway parallel to shoreline



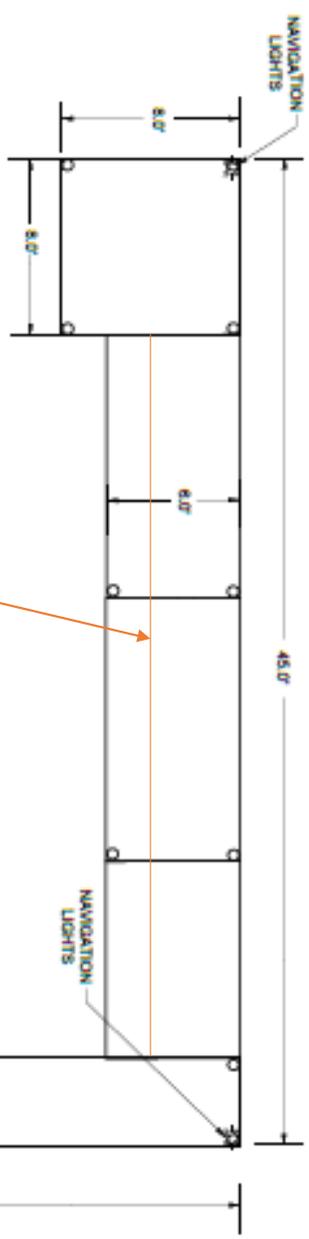
INSTALL TREE PROTECTION FENCING APPROX. 17.8 LF

WETLAND DISTURBANCE = 42.7 SF
PLANT REPLACEMENT CALCULATIONS, ASSUMING 3' O.C. YIELD 5 PLANTS REQUIRED
MITIGATION PLANTING PLAN PER ERI:
20 BUTTON BUSH (CEPHALANTHUS OCCIDENTALIS)
20 INLAND SEA OATS (CHASMANTHIUM LATIFOLIUM)
TO BE ADDED TO THE WETLAND FRINGE

INSTALL FLOATING SILT SCREEN APPROX. 133.8 LF

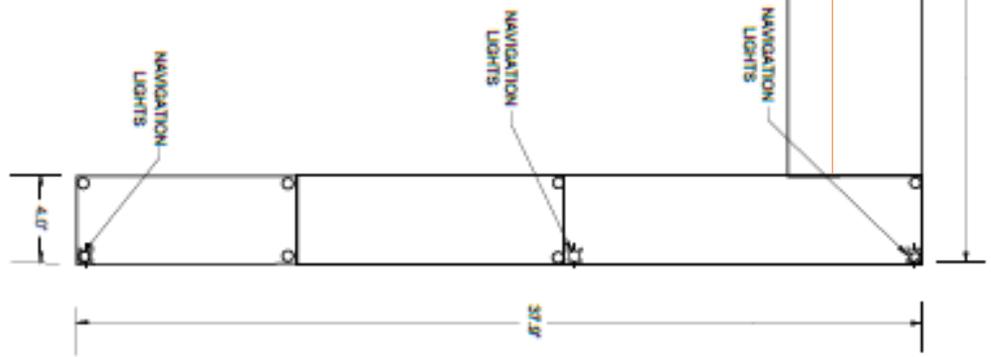
PROPOSED SWIM DECK SEE PLAN AND ELEVATION VIEWS ON SHEET 3

New Dock Plan View

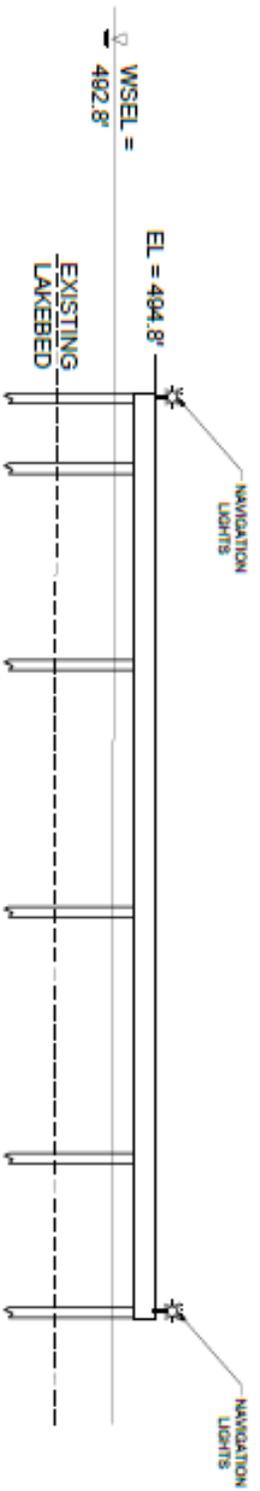


Difference between old dock and new dock.
Below line is new addition to dock.

DOCK PLAN VIEW
1-45

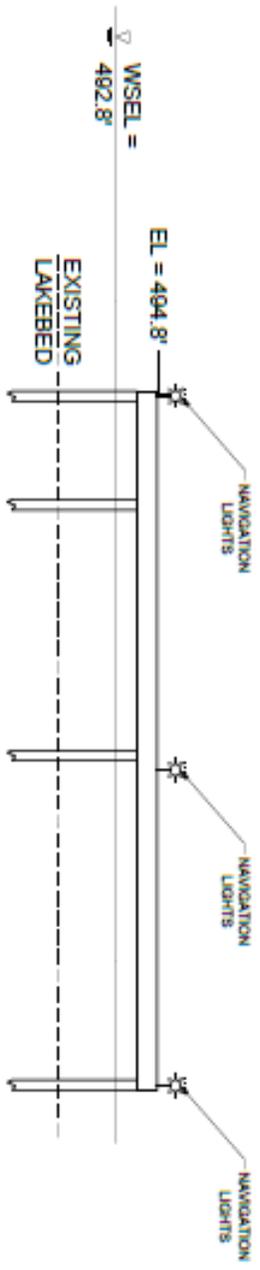


Dock Elevation views



DOCK ELEVATION VIEW FROM THE LAKE

1'-4"



DOCK ELEVATION VIEW FROM THE NORTH

1'-4"

From: [REDACTED]
Sent: Monday, December 03, 2018 8:46 AM
To: Heldenfels, Leane
Cc: Grimm Beth
Subject: 4704 Colorado Crossing -- Case No. C15-2018-0051

Dear Ms. Heldenfels,

We own the property at 4703 Colorado Crossing. The project to replace the HOA's existing day boat and swim dock is long overdue. We are very much **IN FAVOR** of granting the requested variance.

Very truly yours,

David & Beth Grimm

From: [REDACTED]
Subject: c15-2018-0051/4704 Colorado Xing late back up
Date: Tuesday, December 04, 2018 10:16:24 AM

From: [REDACTED]
Sent: Monday, December 03, 2018 3:44 PM
To: Heldenfels, Leane
Subject: Land Development Code Variance Comment

Case Number: C15-2018-0051, 4704 Colorado Xing
Contact: Leane Heldenfels
Public Hearing: Board of Adjustment, Monday, Dec 10, 2018

Dear Ms Heldenfels,

I support the variance requested by the Homeowners Association to increase the dock length.

Sincerely,

Jackie Gardner
512-925-4926
4612 Colorado Crossing, Austin, TX 78731

Q-2/59

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2018-0051, 4704 Colorado Xing
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, Mon December 10, 2018

I am in favor
 Object

MANNY - FARABIAN
Your Name (please print)

5925 TORINO JRL
Your address(es) affected by this application

M. J. Farabian
Signature Date Dec 5-18

Daytime Telephone: 512-452-9969

Comments: Already too many people here on it would be Bessie!

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)
Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are **not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2018-0051, 4704 Colorado Xing
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, Mon December 10, 2018

Brian Johnson

Your Name (please print)

5413 Mountain Cedar Cove

Your address(es) affected by this application

Brian K. Johnson

Signature

Daytime Telephone: 512-371-4743

12/5/18
Date

Comments: *Looking forward to the improvements.*

I am in favor
 I object

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov

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Public Hearing: Board of Adjustment, Mon December 10, 2018

I am in favor
 I object

Brian D. Hugg
Your Name (please print)

5102 Adessa Lane 78731
Your address(es) affected by this application

B.D. Hugg 12/03/18
Signature Date

415-690-6715
Daytime Telephone:

Comments:
The applicant has my full support

Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing by:

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Leane Heidenfels
P. O. Box 1088
Austin, TX 78767-1088

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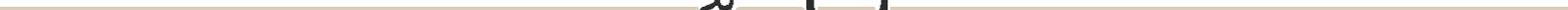
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15-2018-0051

H-3

4704 Colorado Crossing

HOA SWIM DOCK VARIANCE REQUEST



Expansion of main 4' wide area of swim platform

We request the BoA approve a variance request to keep the swim platform in its current location outside the 30' offset.

This variance is only required due to the expansion of the main 4' wide swim platform to 6' wide.

- The expansion will be on the inside of the dock so the outside of the swim platform will not move any closer into navigable waters
- The expansion will ensure safe passage of HOA members and their guests during peak usage when people are sitting on the edge of the dock
- Keeps swim area from becoming useless if we have to move it 9.4' closer to the shoreline (as would be required without variance):
 - Water significantly more shallow
 - Proximity to shore increases turbulence from boat waves

Movement along the main 4' wide portion

No problem passing with two people on dock as long as there are no swim toys, chairs, or equipment like kayaks.



Significant safety concerns when there are people sitting on the dock edge while people need to pass. Note: usually 10-15 sitting on dock edge on holiday weekends or special occasions.

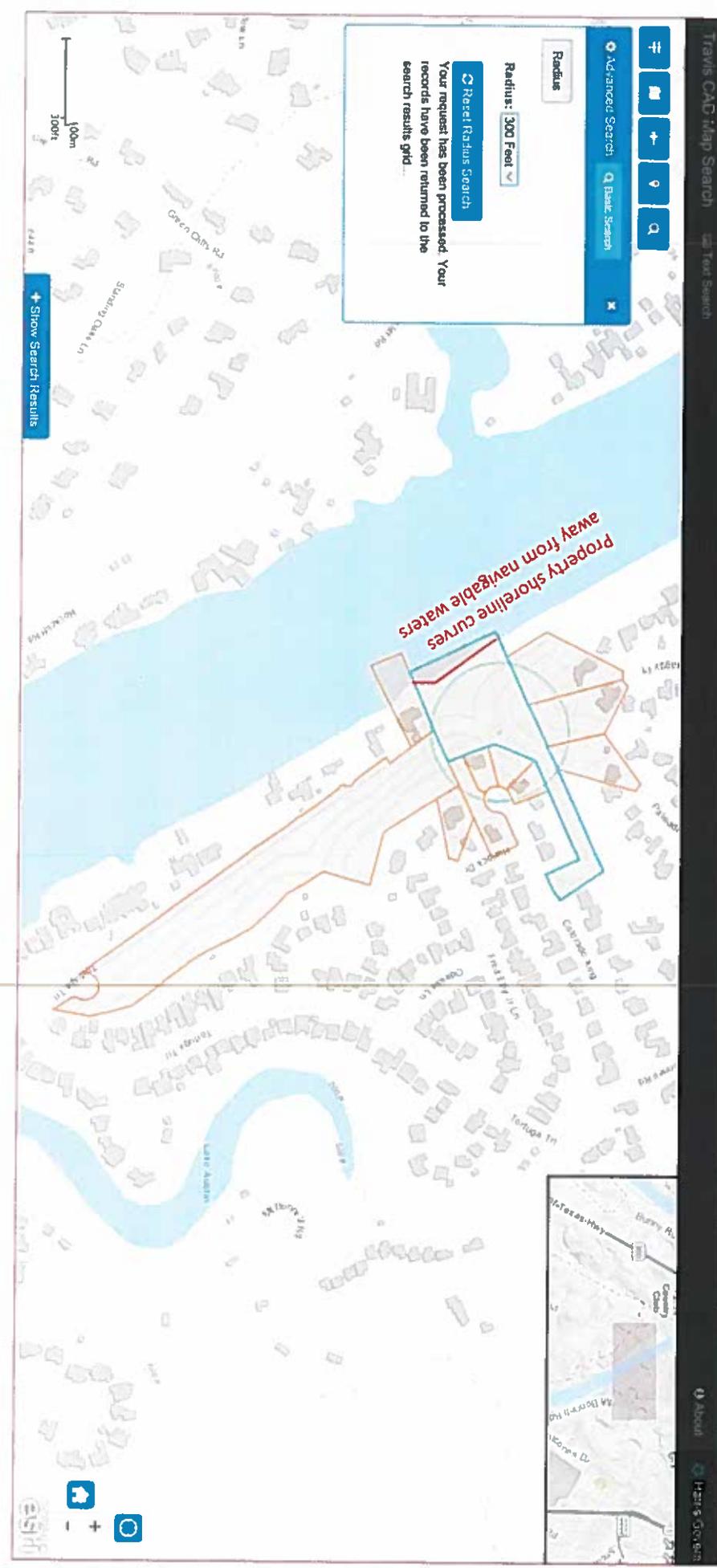
A 6' wide dock solves this problem.



TRAVIS CAD/GOOGLE SUPPORTING DOCUMENTATION

- TCAD
 - Aerial view of the area showing neighbors within 300ft
 - Neighbor Support documentation
- TCAD/Google Map showing shoreline overview
 - Main overhead view of property
 - ~1500ft linear shoreline
 - Zoomed in view of 1500ft linear shoreline
 - Navigable water line to shoreline
 - Current dock position and 30ft offset proposed location
 - View of shoreline from dock
 - Current dock width safely concern
 - Existing Conditions (Survey drawing)
 - Existing Conditions zoomed in (Survey drawing)
 - Replacement Dock (Survey drawing)
- Dock dimensions
 - New dock plan view
 - New dock elevation drawing

Aerial view 4704 Colorado Xing lot showing adjacent lots and neighborhood



Neighbor Support for the Variance

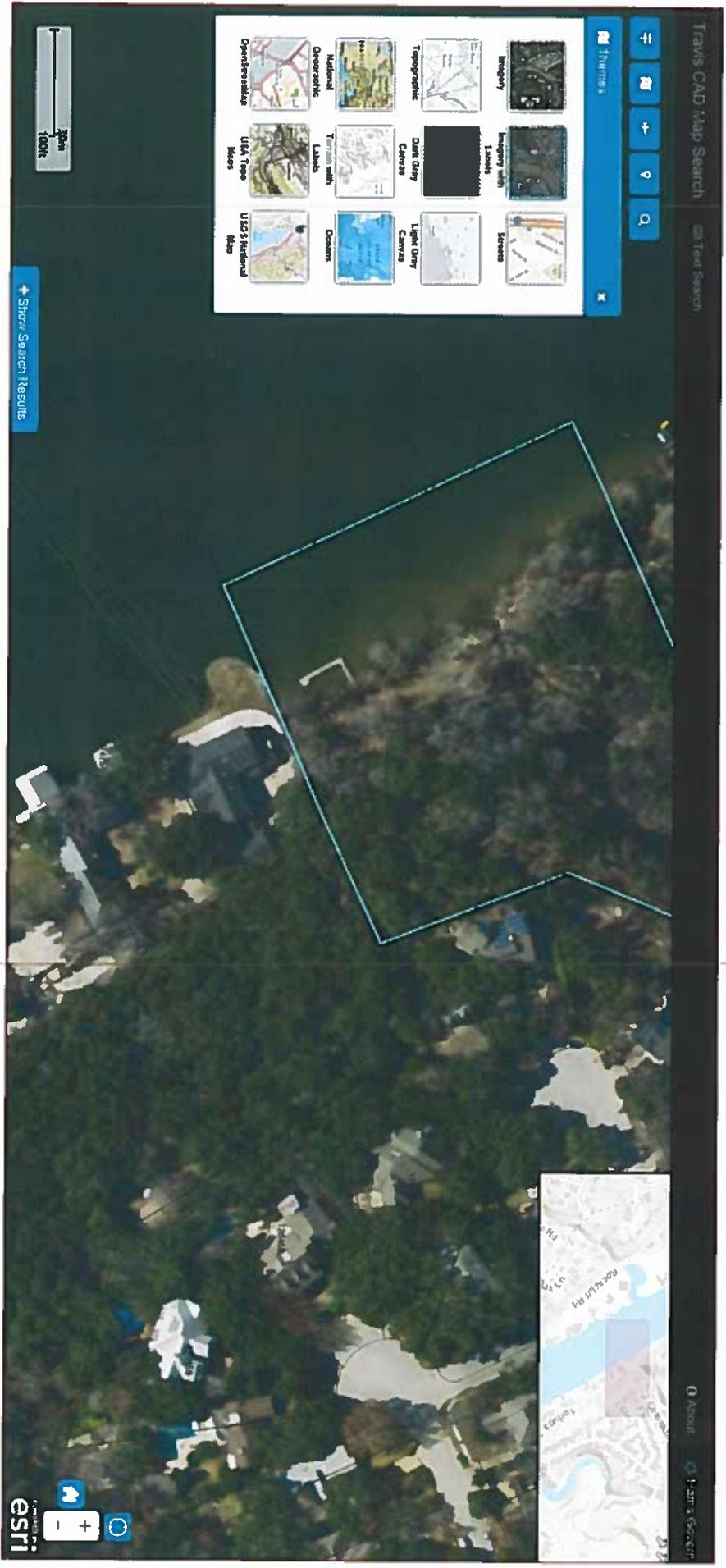


I, Terry Roth on behalf of MBS HOA, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176 (AM1) of the Land Development Code. The variance would allow me the ability to keep the replacement dock at the existing location and distance from the shoreline.

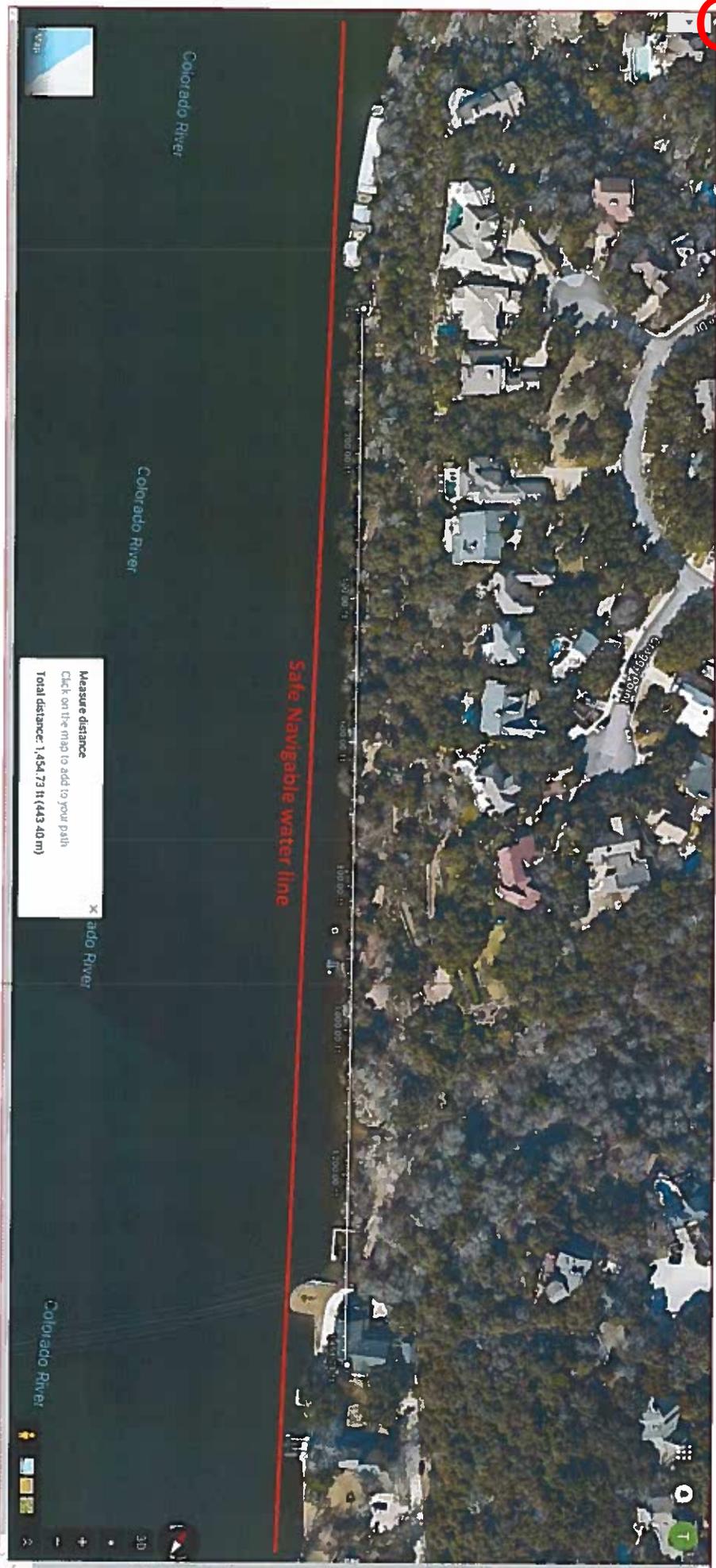
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name <small>(Printed)</small>	Address	Signature
MOUNT BONNELL SHORES COLORADO	Tortuga Trail Lot 44 BLK E Mount Bonnell shores Sec 2(common area)	<i>[Handwritten Signature]</i>
MOUNT BONNELL SHORES COLORADO	4704 Colorado Xing, Austin, TX 78731 (common area)	<i>[Handwritten Signature]</i>
ROSE MARY R & MARK A MUSICK	5601 Palisade Ct, Austin, TX 78731	<i>[Handwritten Signature]</i>
DOUGLAS KEITH A	5601 Craggy Point, Austin, TX 78731	<i>[Handwritten Signature]</i>
FOLLETT BRIAN R	5600 Craggy Point, Austin, TX 78731	<i>[Handwritten Signature]</i>
BISANG TODD & JENNIFER	4712 Colorado Xing, Austin, TX 78731	<i>[Handwritten Signature]</i>
FRACASSI CESARE & MARY CLARE SCALLON	4716 Colorado Xing, Austin, TX 78731	<i>[Handwritten Signature]</i>

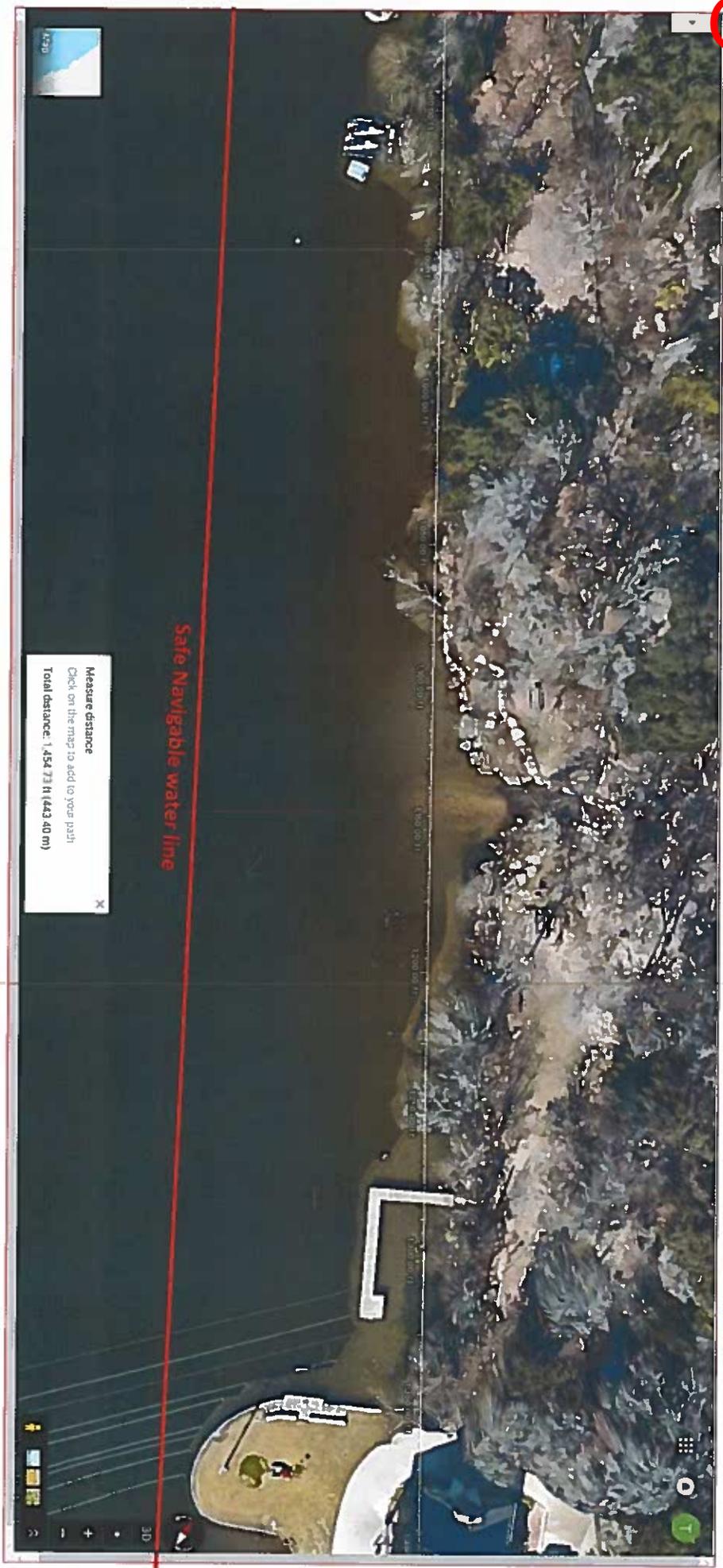
Main overhead view of 4704 Colorado Xing



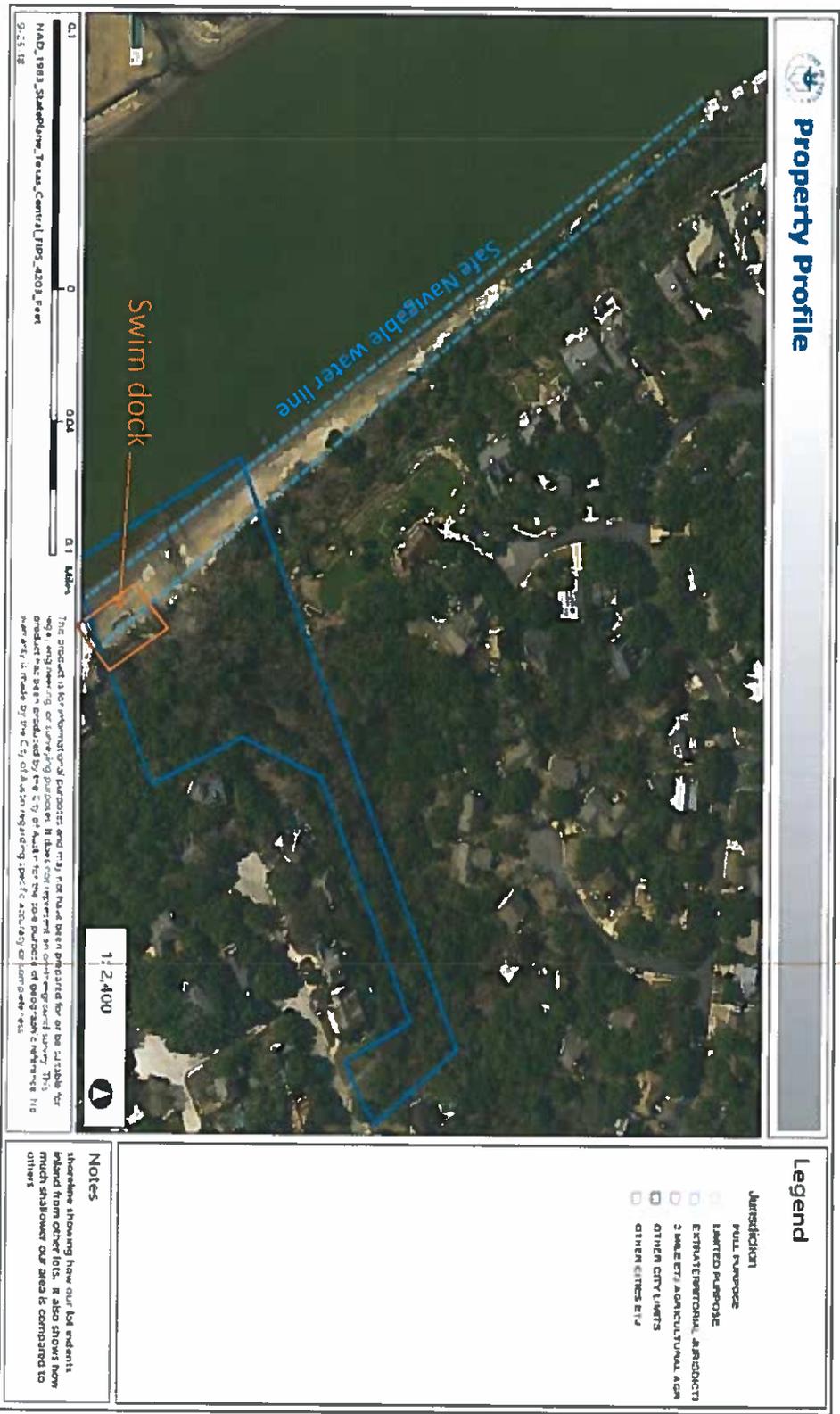
1500ft linear Shoreline showing shoreline indentation along our property



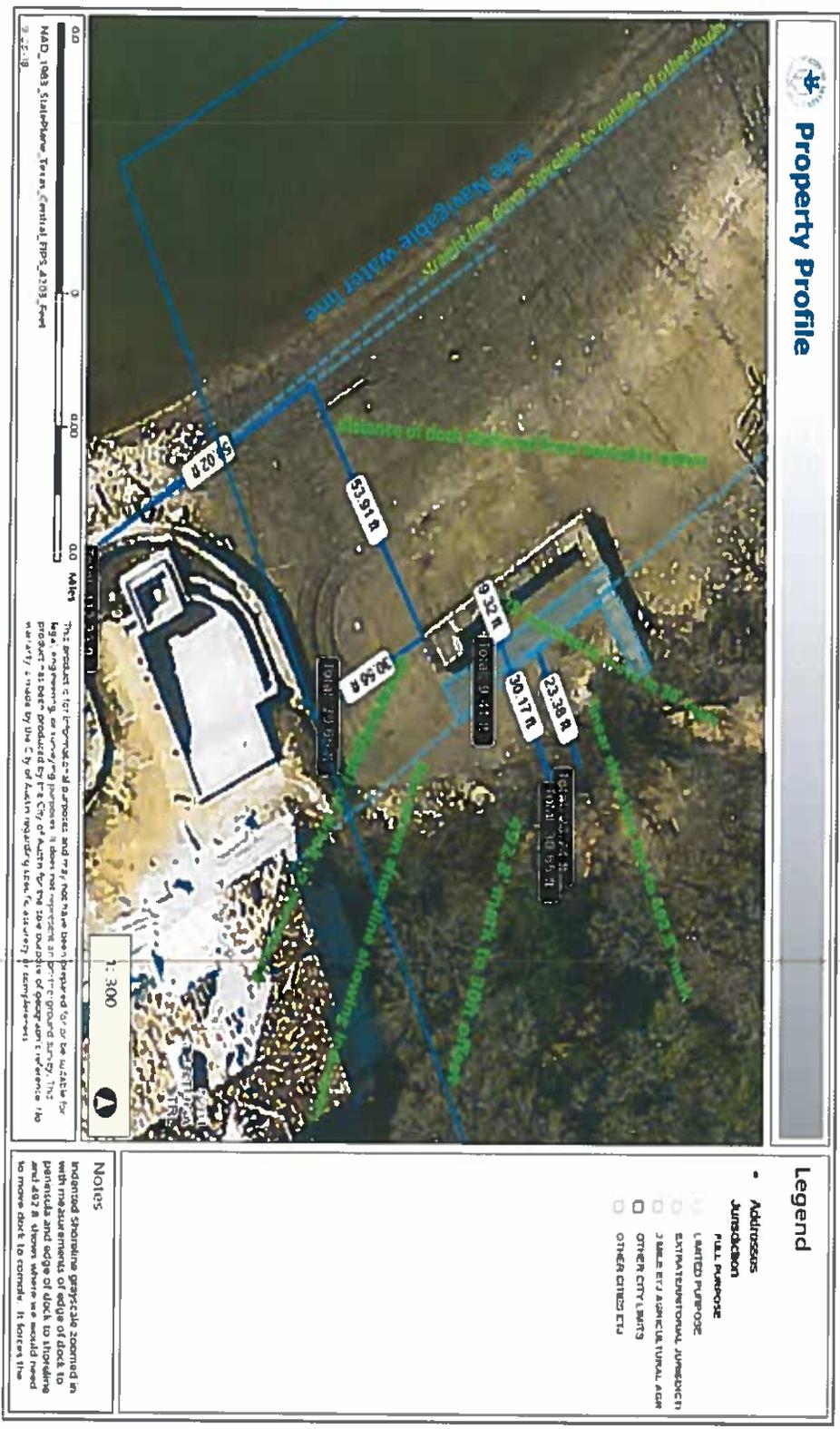
1500ft linear Shoreline showing shoreline indentation along our property



Navigable water line to shoreline shows depth too shallow for high speed boat traffic



Current dock position and 30ft offset proposed location without variance



View of Lake Austin looking straight down our dock

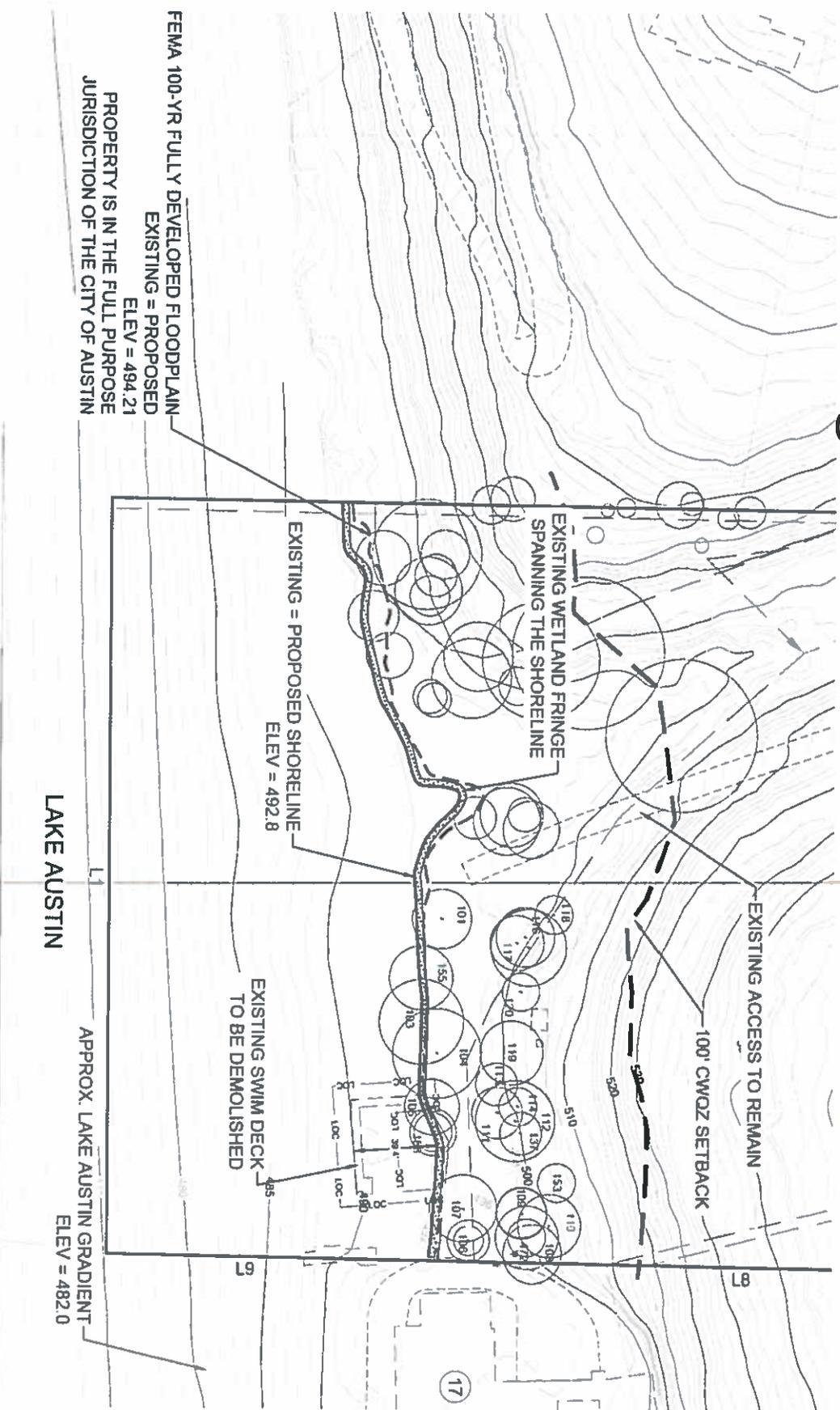
view looking downstream



view looking upstream



Existing conditions



FEMA 100-YR FULLY DEVELOPED FLOODPLAIN
EXISTING = PROPOSED
ELEV = 494.21
PROPERTY IS IN THE FULL PURPOSE
JURISDICTION OF THE CITY OF AUSTIN

EXISTING WETLAND FRINGE
SPANNING THE SHORELINE

EXISTING = PROPOSED SHORELINE
ELEV = 492.8

EXISTING SWIM DECK
TO BE DEMOLISHED

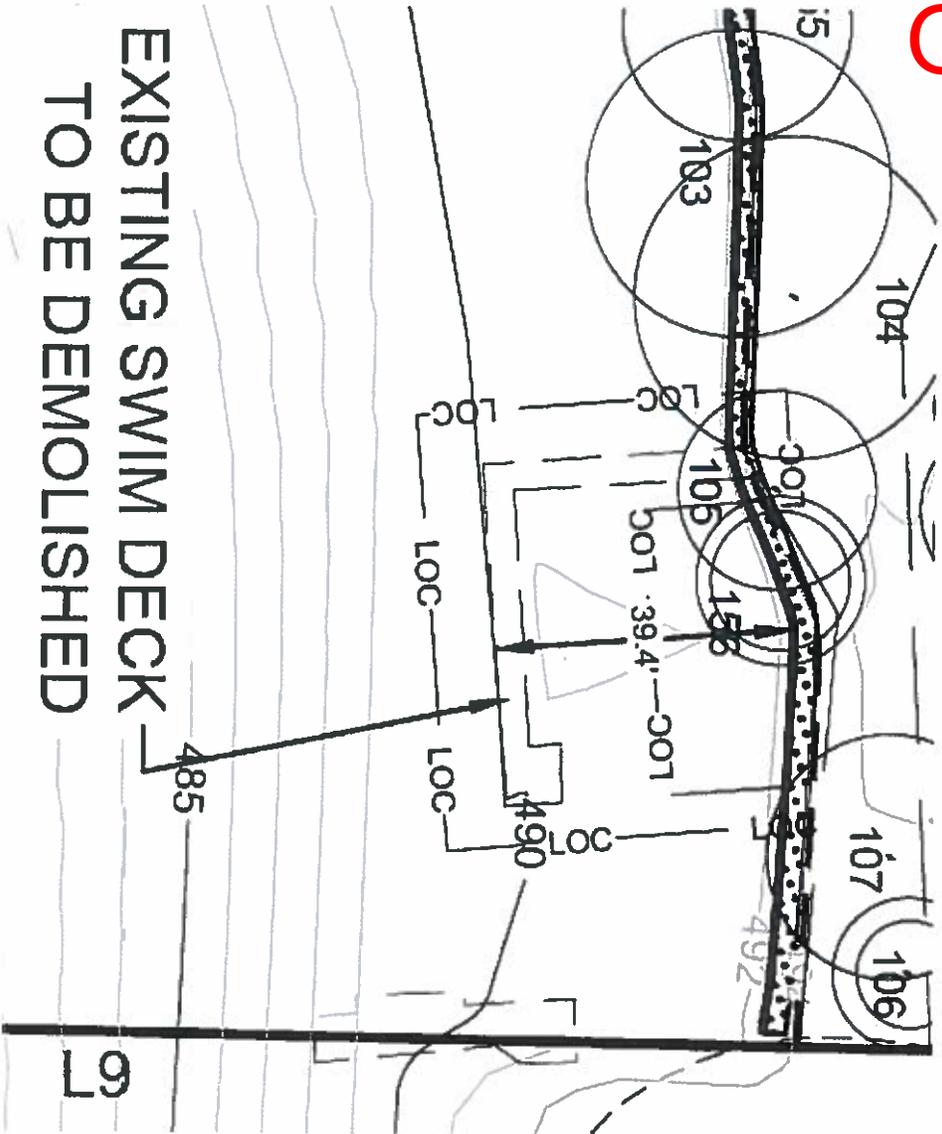
EXISTING ACCESS TO REMAIN

100' CWQZ SETBACK

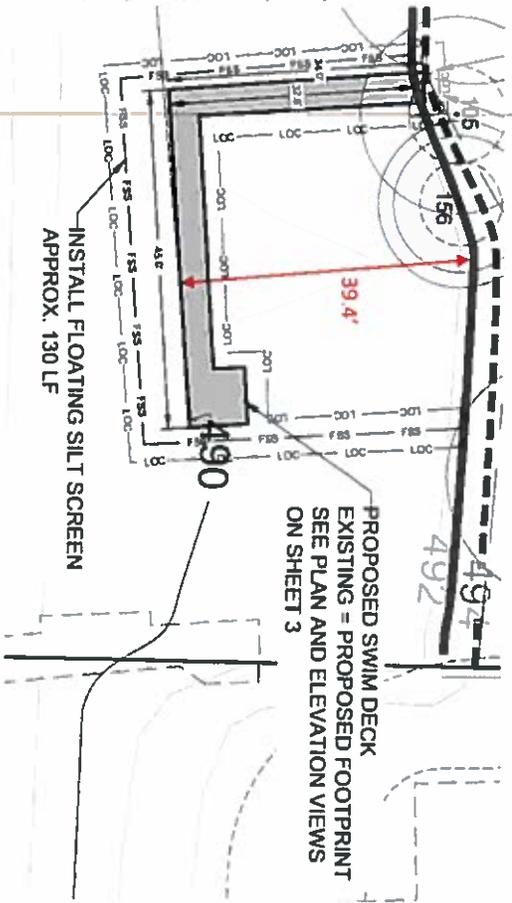
LAKE AUSTIN

APPROX. LAKE AUSTIN GRADIENT
ELEV = 482.0

Existing swim dock zoomed in



EXISTING SWIM DECK
TO BE DEMOLISHED



INSTALL FLOATING SILT SCREEN
APPROX. 130 LF

PROPOSED SWIM DECK
EXISTING = PROPOSED FOOTPRINT
SEE PLAN AND ELEVATION VIEWS
ON SHEET 3

New Dock Plan View

Difference between old dock and new dock.
Below line is new addition to dock.

